



Connells

Beechcroft Road
Bushey



Property Description

Positioned on a generous plot in one of Bushey's most sought-after residential roads, this detached chalet bungalow offers excellent potential for redevelopment, subject to planning permission. The surrounding area is predominantly made up of detached homes and benefits from convenient access to local amenities, including nearby primary and secondary schools, Watford Town Centre with its shopping centre, and Watford General Hospital. The property also enjoys strong transport links, being within walking distance of Bushey Station, which sits approximately 1 km away.

With a completed upper chain, this home presents an ideal opportunity for buyers seeking a renovation project or a property with long-term development prospects. The location is highly desirable, offering a peaceful residential setting with a well-established community feel, all while remaining close to everyday conveniences, transport connections and essential local services.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door to front aspect.

Entrance Hall

Door to front aspect, storage cupboard with side window, understairs storage.

Shower Room

Window to front aspect, window to side aspect, shower cubicle, wash hand basin, WC.

Lounge

Bay window to front aspect.

Dining Room

Window to rear aspect, radiator.

Kitchen

Window to side aspect, fitted kitchen with wall and base units, electric oven, electric hob, cookerhood, washing machine.

First Floor

Bedroom 1

Window to rear aspect, fitted wardrobes, radiator. Dressing room/study area.

Ensuite

Window to rear aspect, bath with shower attachment, vanity unit with wash hand basin, WC.

Bedroom 2

Window to front aspect, fitted wardrobes.

Outside

Front Garden

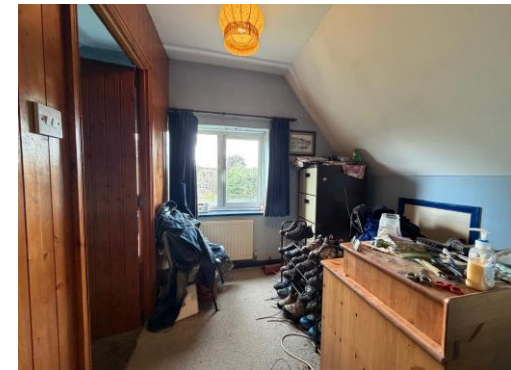
Driveway.

Garage

Detached garage to side.

Rear Garden

Laid to lawn, side access to both sides.









Measurements Are Not Included

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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86 High Street
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EPC Rating: Council Tax
 Awaited Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BUS308453



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BUS308453 - 0005