



Connells

Sycamore House Plantation Close
Bushey

Sycamore House Plantation Close Bushey WD23 2PN

for sale offers in excess of
£280,000



Property Description

Connells are delighted to welcome to the market this well-presented ground floor two-bedroom apartment, boasting its own private front entrance and situated in a highly sought-after location within walking distance of Bushey Train Station, with trains 19 minutes to London Euston. The property is within close proximity to Watford Town Centre and the A41, M25, and M1 motorways.

Internally, the apartment features a spacious lounge which is open plan to a fitted kitchen, and benefits from access to a private rear patio - perfect for outdoor relaxation. There are two bedrooms, including a master bedroom with en-suite, as well as a fitted bathroom.

Externally, the property benefits from allocated parking, visitor parking, and access to well-maintained communal gardens.

To arrange a viewing or for further information, please contact Connells today.

Entrance Hall

Door to front aspect, private entrance, two storage cupboards.

Lounge

Window to rear aspect, door to front aspect. Open plan to kitchen.

Kitchen

Window to front aspect, fitted kitchen with wall and base units, one and a half bowl sink with drainer, gas hob, electric oven, washing machine, cookerhood.

Bedroom 1

Window to rear aspect, built in wardrobe, radiator.

Ensuite

Shower cubicle, wash hand basin, WC, radiator.

Bedroom 2

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, wash hand basin, WC, tiled.

Rear Garden

Private patio.

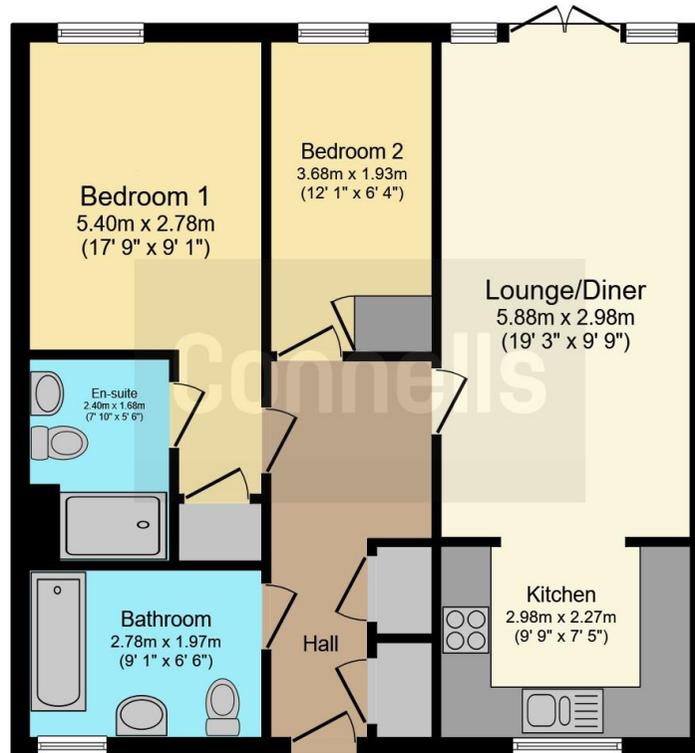
Parking

One allocated parking space









Total floor area 65.1 m² (701 sq.ft.) approx

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.focalagent.com

To view this property please contact Connells on

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 1400.00

Ground Rent:
 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308070

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS308070 - 0007