



**Connells**  
connells.co.uk 020 8950 4404  
**FOR SALE**

**Connells**

Pickets Close  
Bushey Heath Bushey



# Pickets Close Bushey Heath Bushey WD23 1NL

for sale offers in excess of  
**£750,000**



## Property Description

Located in the ever-popular Bushey Heath, this spacious three-bedroom semi-detached home is perfectly positioned within walking distance of the high street, transport links, and local amenities. Situated in Pickets Close, the property offers excellent family living in a highly desirable residential setting.

The ground floor accommodation includes three versatile reception rooms, a fitted kitchen/diner, utility room and a convenient downstairs shower room, providing plenty of space for modern family lifestyles. Upstairs, the home features three well-proportioned bedrooms and a family bathroom, all maintained in good condition throughout.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, alongside generous family-sized gardens to the rear, ideal for outdoor entertaining or children's play. Offered to the market with no onward chain, this home presents a superb opportunity to secure a well-maintained family property in the heart of Bushey Heath.

## Ground Floor

### Entrance Hall

Door to front aspect, window to side aspect, under stairs storage and radiator.

### Cloakroom

Water closet, wash hand basin and radiator.

### Lounge

Window to front aspect and radiator.

### Dining Room

Through lounge.

### Tv Room

Window and door to rear aspect and radiator.

### Kitchen

Kitchen/Diner with space for dining table. Door and window to rear aspect, wall and base units, work surfaces, two separate sinks, plumbing for dishwasher, washing machine, space for fridge/freezer, gas hob and oven, cooker-hood, radiator.

### Utility Area

Plumbing for washing machine.

### Shower Room

Wet room, shower, wash hand basin, WC.

## First Floor

### Landing

Window to side aspect and loft access.

### Bedroom 1

Window to front aspect and radiator.

### Bedroom 2

Window to rear aspect, fitted wardrobe and radiator.

### Bedroom 3

Window to front aspect and radiator.

### Bathroom

Partially tiled, vanity unit, water closet, heated towel rail, bath with mixer taps.

### Outside

### Front

Driveway for two vehicles and side access.

### Rear

Storage shed, patio and laid to lawn.



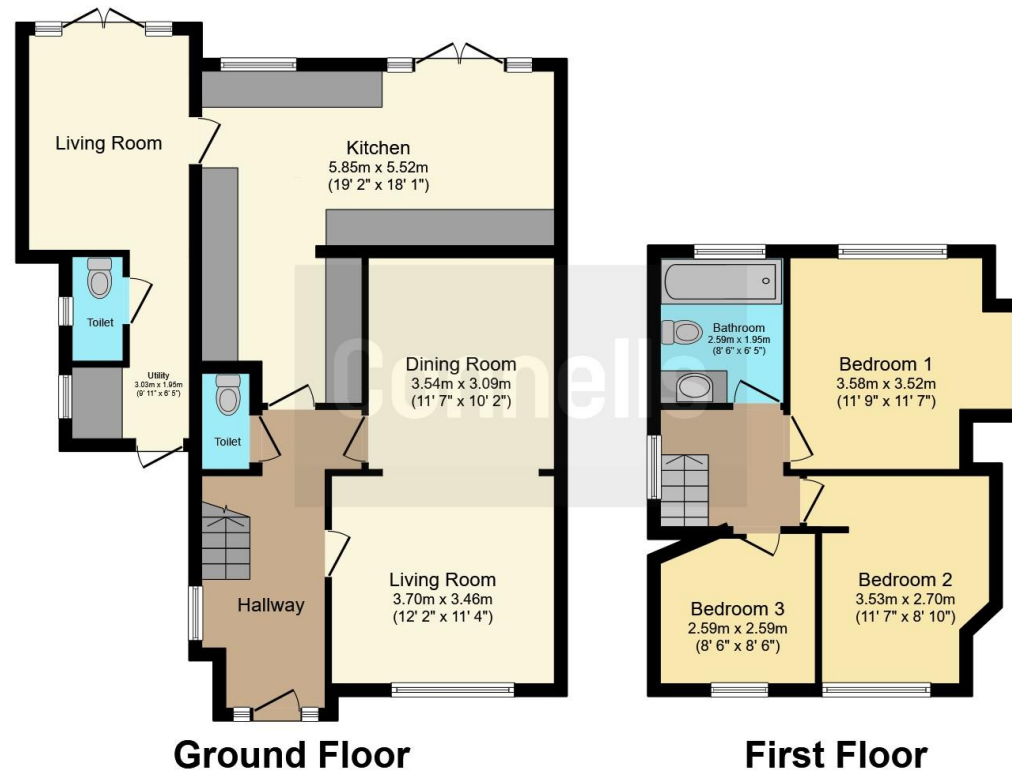












Total floor area 114.5 m<sup>2</sup> (1,232 sq.ft.) approx

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS308139](http://connells.co.uk/Property/BUS308139)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS308139 - 0006