



**Connells**

Park Avenue  
Bushey



## Property Description

Situated on the ever-popular Park Avenue, this immaculate three bedroom detached family home has been thoughtfully extended and finished to an exceptional standard throughout, making it ideal for modern family living.

The ground floor offers a superb open plan kitchen/dining space, perfect for entertaining, alongside a separate family living room providing a more relaxed and private setting. A downstairs cloakroom completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The property is ideally positioned within close proximity to excellent local schooling and amenities, further enhancing its appeal to families. An outstanding opportunity to acquire a beautifully presented, ready-to-move-into home in a highly sought-after location.

## Ground Floor

### Entrance Hall

Door to front aspect, and under stairs storage cupboard.

### Cloakroom

Window to front aspect, vanity unit, and water closet.

## Lounge

Window to front aspect, television point, and radiator,

## Dining Room

Window to side aspect, storage cupboard, and radiator.

## Kitchen

Bi-folding doors to rear garden, wall and base units, work surfaces, double electric oven, gas hob, cooker-hood, integrated appliances including dishwasher, washing machine, fridge/freezer, one and a half bowl sink with drainer.

## First Floor

### Landing

Loft access - the vendor has advised the loft is partially boarded.

### Bedroom 1

Window to front aspect and radiator.

### Bedroom 2

Window to side aspect and radiator.

### Bedroom 3

Window to front aspect and radiator.

## Bathroom

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

## Outside

## Front

Block paved driveway and on street parking for guests and visitors.

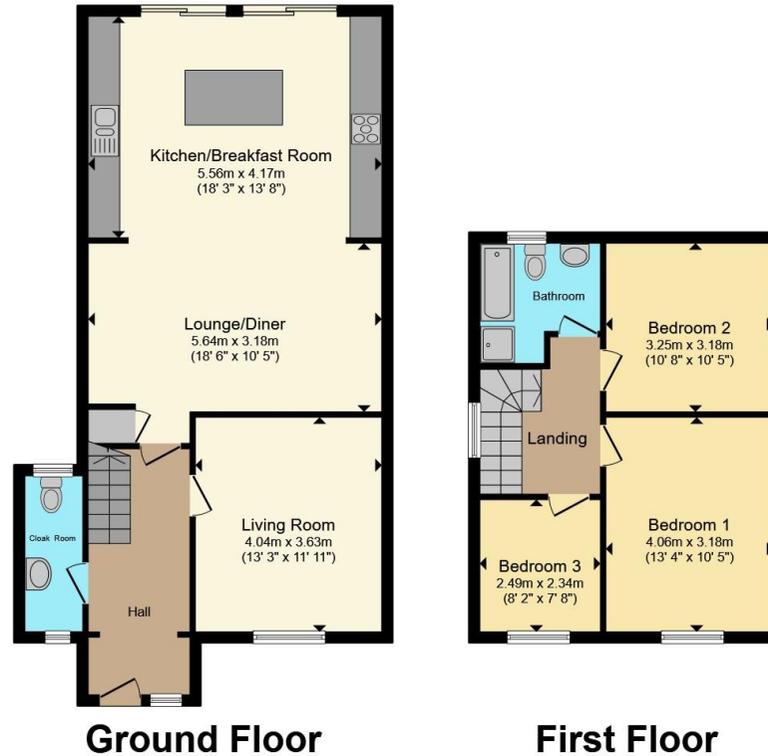
## Rear

Patio and artificial lawn.









Total floor area 110.9 m<sup>2</sup> (1,194 sq.ft.) approx

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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