



Connells

The Larches  
Bushey



## Property Description

Connells are pleased to introduce to the market this well-presented one-bedroom first-floor maisonette, offered with no onward chain and a long lease on The Larches.

Upon entering, you are welcomed by an entrance hall with stairs rising to the first floor. The spacious double bedroom sits to the front of the property and benefits from a built-in wardrobe, providing convenient space-saving storage. The bathroom suite is fitted with a bath, vanity unit and WC.

The kitchen offers a range of wall and base units with plenty of storage being ideal for practical everyday living. Completing the home is a bright and airy lounge, featuring a rear-facing window that fills the space with natural light and the additional benefit of a balcony.

The Larches boasts of a garage and access to well-maintained communal gardens.

Ideally situated in the popular Bushey area, the property is within easy reach of local shops. Bushey Station is within walking distance, providing excellent links into London, and the property is also a short distance from Watford's Harlequin Shopping Centre.

Contact Connells today to arrange a viewing.

## Entrance Hall

Door to front aspect, and stairs up.

## Lounge

Window to rear aspect, electric storage heater and door to balcony.

## Kitchen

Wall and base units, electric hob and oven, undercounter fridge and cooker hood.

## Bedroom

Window to front aspect, electric storage heater and built in and fitted wardrobes.

## Bathroom

Skylight window, tiled throughout, vanity unit, heated towel rail, water closet, bath with mixer taps and overhead shower.

## Outside

Laid to lawn communal gardens.

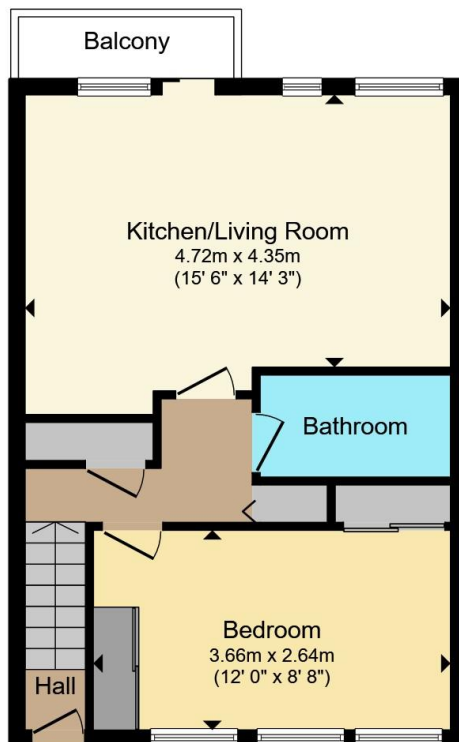
## Garage

Up and over doors.









Total floor area 47.0 m<sup>2</sup> (506 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.propertybox.io](http://www.propertybox.io)

**Connells**

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:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 1200.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308452](http://connells.co.uk/Property/BUS308452)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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