Connells

Cooks Mead
Bushey

Cooks Mead
Bushey WD23 4FE

for sale offers in excess of
£425,000

Property Description

Connells are delighted to bring this well-presented terraced house to the market that is situated in a sought after area of Bushey Village. The property comprises of one reception room, two double bedrooms and a sizable third, a fitted kitchen and family style bathroom.

Cooks Mead benefits from an enclosed rear garden that is ideal for outdoor dining and entertainment purposes, and plentiful on street parking. Further benefits include recent refurbishments in particular the kitchen and bathroom.

The ideal family home, this property is conveniently located with easy access to several transport links including Bushey station that has direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within close proximity.

The vibrant Bushey High Street and Bushey Village are within walking distance which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away.

Entrance Porch

Door to front aspect and window to side.

Entrance Hall

Under stairs storage cupboard.

Reception Room

17' 7" x 15' 8" (5.36m x 4.78m)

Window to rear aspect, door to rear garden and radiator.

Kitchen

Window to front aspect, boiler house, wall and base units, work surfaces, one bowl sink with drainer, fridge/freezer, washing machine, dishwasher, electric oven, gas hob and cooker-hood.

Landing

Two storage cupboards.

Bedroom 1

Window to rear aspect, built in wardrobe and radiator.

Bedroom 2

Window to front aspect and radiator.

Bedroom 3

Window to rear aspect and radiator.

Bathroom

Separate room with the water closest, window to front aspect, bath with mixer taps, tiled throughout and radiator.

Front

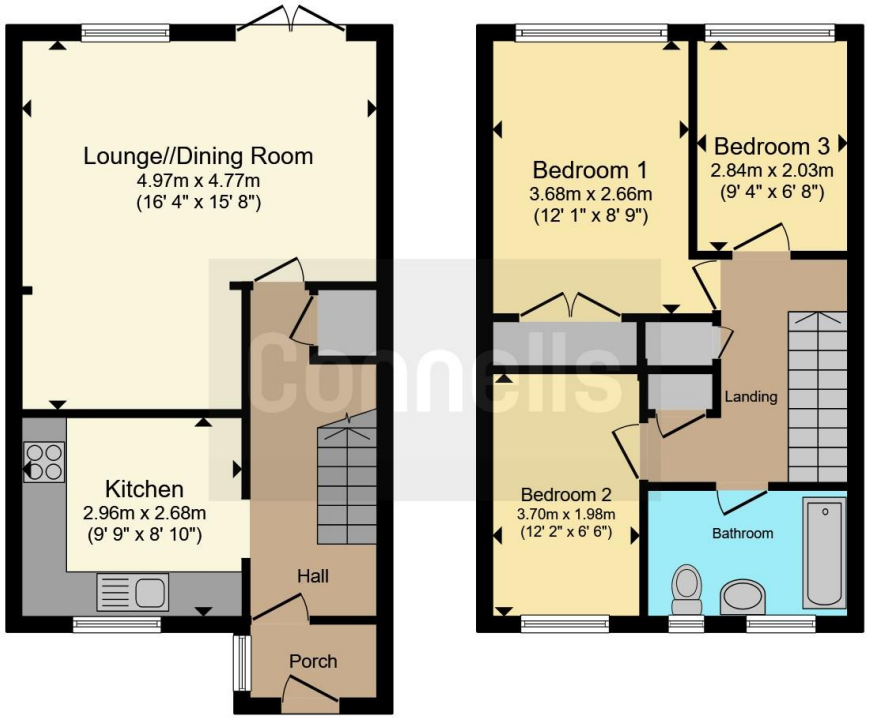
Non-restricted on street parking.

Rear

Patio and laid lawn

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 75.8 m² (816 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

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86 High Street
BUSHEY WD23 3HD

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BUS308645

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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