

Connells

Ivinghoe Road
Bushey

Ivinghoe Road
Bushey WD23 4SW

for sale
£460,000







Property Description

The accommodation is both spacious and versatile, beginning with a welcoming entrance hall and a convenient ground-floor cloakroom. To the front of the property, the bright and airy living room provides ample space for both relaxation and entertaining, with large windows allowing natural light to flow throughout the room.

To the rear, the kitchen enjoys views over the garden and is fitted with a range of storage units and work surfaces. There is exciting scope to remodel and reconfigure the space to suit modern family living, subject to any necessary permissions.

Upstairs, the property offers three well-sized bedrooms, including two comfortable doubles and a further single bedroom that would also make an ideal nursery, study or home office. A family bathroom serves the first-floor accommodation and, like much of the home, offers an excellent opportunity for updating.

Outside, the rear garden extends to approximately 50ft and offers a private outdoor space with plenty of room for family activities, entertaining, landscaping projects or the addition of a garden office, subject to any required consents. A single garage located within a nearby block provides useful storage or secure parking.

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

Location

Within easy reach of both Bushey Village and Bushey Heath, each offering an excellent selection of independent shops, cafés, restaurants, supermarkets, boutiques and everyday amenities. Nearby Bushey High Street provides a delightful mix of traditional character and modern convenience, while Bushey Heath offers larger retailers, coffee shops and a vibrant community atmosphere.







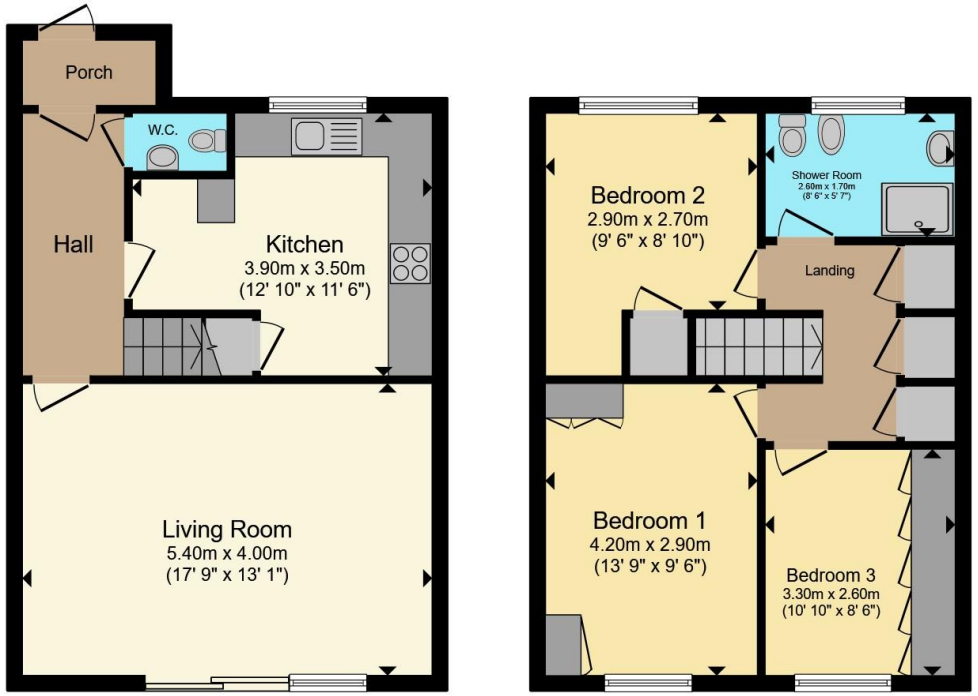

DO NOT USE — DO NOT USE











Ground Floor **First Floor**

Total floor area 88.1 m² (948 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

Connells

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BUS308542

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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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