



**Connells**

Bushey Mill Crescent  
Watford



## Property Description

**\*\* GUIDE PRICE £700,000 - £725,000 \*\***  
Connells are delighted to bring to immaculately presented, extended semi-detached house to the market that is situated on a highly sought after residential area of North Watford. The property has been refurbished to a high standard throughout and comprises two reception rooms, a modern fitted kitchen, four well-proportioned bedrooms and family bathroom. Benefits include an additional downstairs cloakroom, a separate utility/shower room, a four-piece ensuite to the master bedroom, a landscaped rear garden, off street parking for several cars as well as holding the potential for further extension (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being less than 0.3 miles to Watford North Station as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools, and secondary schools within catchments including Parkgate Infant & Junior School. The property is also within easy access to the local amenities as well as being a short distance from Watford High Street providing numerous shops, eateries, entertainment, and recreational facilities.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Porch

Door to front aspect.

## Entrance Hall

Stairs to first floor landing, under-stairs storage, radiator.

## Living Room

Bay window to front aspect, television point, telephone point, radiator.

## Dining Room

Television point, radiator, bi-folding doors to conservatory.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, obscure windows to side aspect, sink with drainer, double electric eye level ovens, integrated dishwasher, integrated fridge/freezer, island with space for breakfast bar area, electric hob, integrated drinks fridge, patio doors to rear garden.

## Utility / Shower Room

Window to front aspect, base units, sink with drainer, plumbing for washing machine, wall mounted boiler, space for tumble dryer, storage cupboard, shower cubicle.

## Conservatory

Windows to rear and side aspect, skylight, radiator, door to cloakroom, patio doors to rear garden.

### **Cloakroom**

WC with wash hand basin.

### **First Floor Landing**

Stairs from entrance hall, airing cupboard, loft access.

### **Bedroom One**

Window to front aspect, radiator, television point, door to en-suite, opening to dressing room.

### **Dressing Room**

Windows to front and rear aspect, radiator.

### **En-Suite**

Window to rear aspect, bath with mixer taps, shower cubicle, WC, vanity wash hand basin, heated towel rail.

### **Bedroom Two**

Window to rear aspect, radiator.

### **Bedroom Three**

Window to front aspect, radiator.

### **Bedroom Four**

Window to front aspect, radiator.

### **Bathroom**

Window to rear aspect, bath with mixer taps and overhead shower, vanity wash hand basin, radiator.

### **Outside**

### **Front Garden**

Paved driveway, side access.

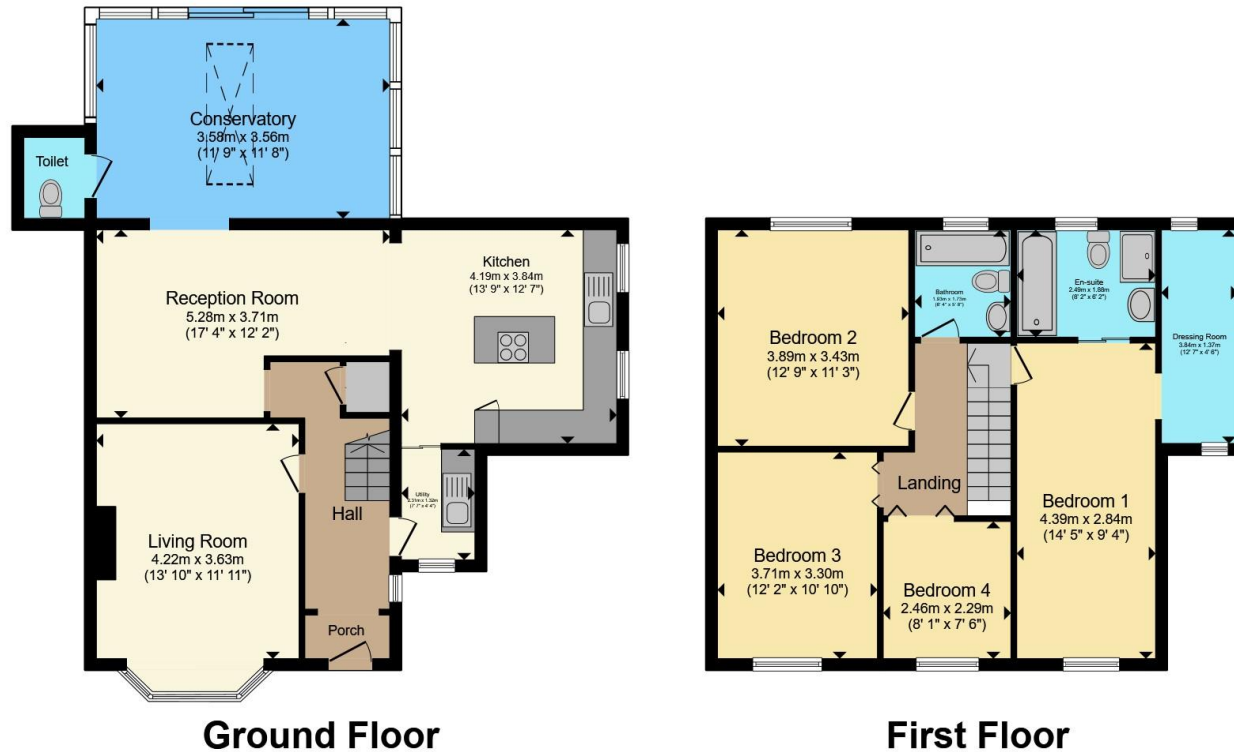
### **Rear Garden**

Laid lawn, decking area, shed, rear and side access.









**Total floor area 148.2 m<sup>2</sup> (1,596 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)



To view this property please contact Connells on

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6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315257](http://connells.co.uk/Property/WTF315257)**



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Property Ref: WTF315257 - 0004