



## Bushey Mill Crescent Watford, WD24 7RD Asking price £490,000

Positioned on a highly desirable residential road, this beautifully redecorated three-bedroom semi-detached home is presented in excellent condition throughout. Offering spacious accommodation with a fresh, modern finish, it provides an ideal opportunity for buyers seeking a stylish home ready to move straight into.

The accommodation comprises an entrance porch leading into a welcoming hallway, a bright lounge, and a separate dining room. There is also a fitted kitchen and a ground-floor WC.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all accessed from the landing.

To the rear of the property you will find a large private garden and side access leading to the front of the property where there is off street parking.

Early viewing is highly recommended — this is an opportunity not to be missed!

### NOTICE -

1. These particulars are provided for guidance only and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct, but should not be relied upon as statements of fact.

3. Prospective purchasers or tenants must satisfy themselves as to the accuracy of the information by inspection, survey, searches, enquiries or otherwise.

4. All measurements are approximate and for guidance only and should be rechecked before incurring any expense.

5. The agent has not tested any services, systems, appliances, fixtures or fittings and purchasers are advised to have these checked by a suitably qualified person.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>88</b>		
	<b>58</b>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

