



**Connells**

The Vale Vale Road  
Bushey



## Property Description

Situated in the highly sought-after development of The Vale, this beautifully presented two-bedroom home offers modern living in an exceptionally convenient location. Built in 2017, the property showcases a contemporary interior throughout, with well-proportioned rooms and a bright, welcoming feel from the moment you step inside. Its tasteful decor makes it an ideal choice for first-time buyers, downsizers or investors alike.

The ground floor provides a comfortable living space with a modern finish, opening onto a private rear garden that offers a peaceful retreat for relaxing or entertaining. The sleek, well-designed kitchen and the stylish family bathroom further highlight the quality and practicality of the home, creating a space that feels ready to move straight into.

Located within walking distance of Bushey Station, the property offers excellent transport links, along with easy access to local amenities, shops and green spaces. With the added benefit of an allocated parking space and being part of a well-maintained development, this home delivers both convenience and comfort in equal measure.

## Entrance Hall

Door to front aspect, radiator and storage cupboard.

## Lounge

Open plan with kitchen/living, door to juliet balcony.

## Kitchen

Wall and base units, work surfaces, plumbing for a washing machine/dishwasher, space for fridge/freezer, one and a half bowl sink with drainer, electric oven and hob, cooker-hood.

## Bedroom 1

Window and door to rear aspect, fitted wardrobe and radiator.

## Bedroom 2

Window to rear aspect and radiator.

## Bathroom

Partially tiled throughout, water closet, bath with mixer taps, overhead shower, wash hand basin and heated towel rail.

## Outside

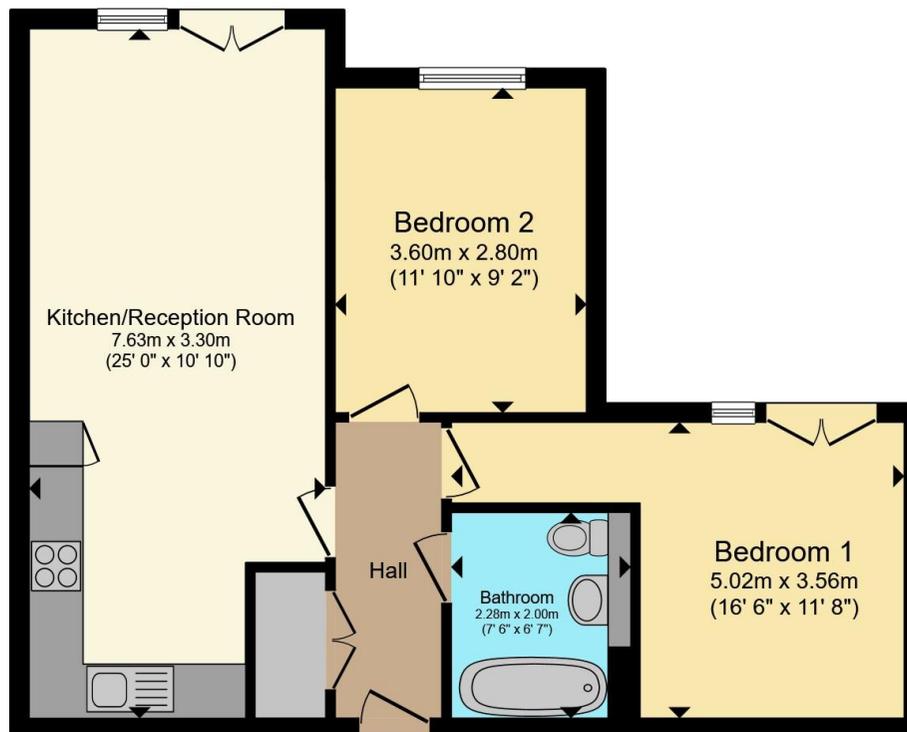
## Private Rear Garden

## Allocated Parking









Total floor area 57.0 m<sup>2</sup> (614 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

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86 High Street  
 BUSHEY WD23 3HD

EPC Rating: B

Council Tax  
 Band: D

Service Charge:  
 2250.00

Ground Rent:  
 350.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308329](http://connells.co.uk/Property/BUS308329)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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