



Connells

Falconer Road  
Bushey



## Property Description

Connells are pleased to bring this two bedroom end-of-terrace house to the market that is situated on a sought after residential road in Bushey. With potential for improvement throughout, this property comprises of a spacious reception room, fitted kitchen with utility area, as well as two bedrooms and an upstairs bathroom. This characterful home benefits from period features, wooden beams and feature fireplace, with the scope for further modernisation as well a generous rear garden for outside dining and entertainment purposes making this property the ideal home.

This property is within the Bushey High Street Conservation Area and close walking distance to the vibrant Bushey High Street and Bushey Village which is full of many different shops and eateries. Watford Shopping Centre is also just a short drive away providing many entertainment and recreational facilities. In addition to offering great potential this property is conveniently located with a variety of well-regarded nurseries, primary schools and secondary schools within close proximity. This property also provides easy access to several transport links including Bushey station that has direct links from 20 minutes into London Euston as well as the A41, M1 and M25 motorways.

Viewing is highly recommended.

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

### Lounge

19' 7" x 12' 1" ( 5.97m x 3.68m )

Door to front aspect, window to front aspect, radiator, feature fireplace.

### Kitchen

7' 7" x 6' 3" ( 2.31m x 1.91m )

Window to rear aspect, fitted kitchen with wall and base units, work surfaces, one and a half bowl sink with drainer, boiler.

### Utility Room

Door to rear aspect, wall cupboards, work surfaces, space for washing machine, radiator.

### First Floor

#### Bedroom 1

12' x 11' 1" ( 3.66m x 3.38m )

Window to front aspect, built in wardrobes, radiator.

#### Bedroom 2

9' 3" x 8' 2" ( 2.82m x 2.49m )

Window to rear aspect, radiator.

### Bathroom

7' 6" x 6' 1" ( 2.29m x 1.85m )

Accessed from Bedroom 2. Window to side aspect, bath, wash hand basin, WC, radiator.

## Outside

### Rear Garden

Garden with paved area, side access.

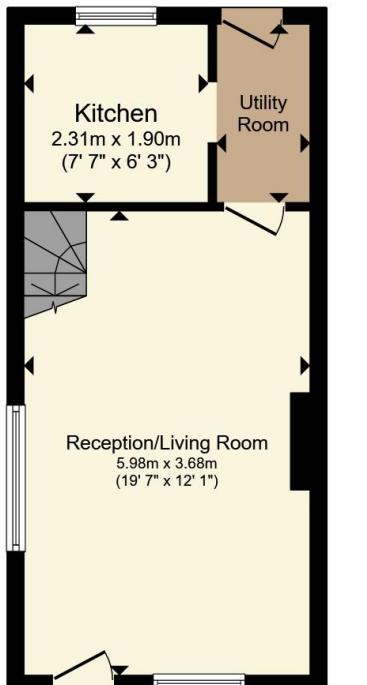
### Agents Note

There is an easement on the title, please enquire with the branch.

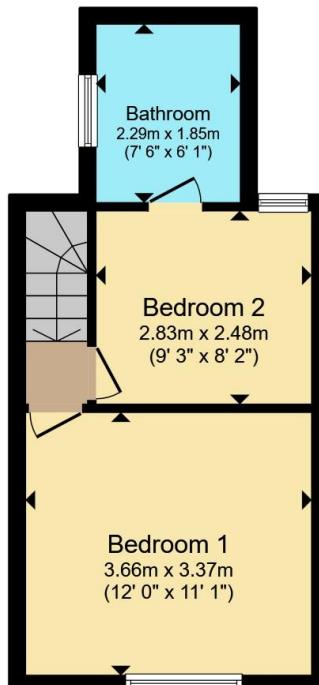








**Ground Floor**



**First Floor**

Total floor area 56.7 m<sup>2</sup> (611 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: D    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS307762](http://connells.co.uk/Property/BUS307762)**



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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Property Ref: BUS307762 - 0006