



**Connells**

Ashfield Avenue  
Bushey



## Property Description

Connells are delighted to bring to the market this larger than average three bedroom semi-detached family home that is located in a sought after residential road in Bushey on Ashfield Avenue.

This property has a wonderful flow of natural light throughout and is comprised of three bedrooms, a spacious lounge/diner, a family sized kitchen and bathroom.

Benefits include a large well-presented rear garden, a shared driveway with access to a garage, as well as the potential for renovations and refurbishment (STPP) making it the ideal family home. Alongside being sold with no onward chain.

In addition to offering great potential this property is ideally located close to local Merry Hill Infant School and Nursery and

St Margaret's secondary School as well as other primary schools, secondary schools and nurseries. This location also provides access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41, M1 & M25 motorways. Bushey Heath and Bushey Village are also a short walk away which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away.

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

## Ground Floor

### Entrance Hall

Door to front aspect and radiator.

### Lounge

Window to front aspect, door to garden and radiator.

### Kitchen

Window to rear aspect, door to garden, gas hob, one bowl sink and drainer, electric oven, washing machine and boiler.

## First Floor

### Landing

Window to side aspect.

### Bedroom 1

Window to front aspect, fitted wardrobes and radiator.

### Bedroom 2

Window to rear aspect, built in wardrobe and radiator.

### Bedroom 3

Window to rear and side aspect and radiator.

### Bathroom

Window to side aspect, tiled throughout, water closet, wash hand basin and electric towel rail.

## Outside

## Rear

Patio and laid to lawn.

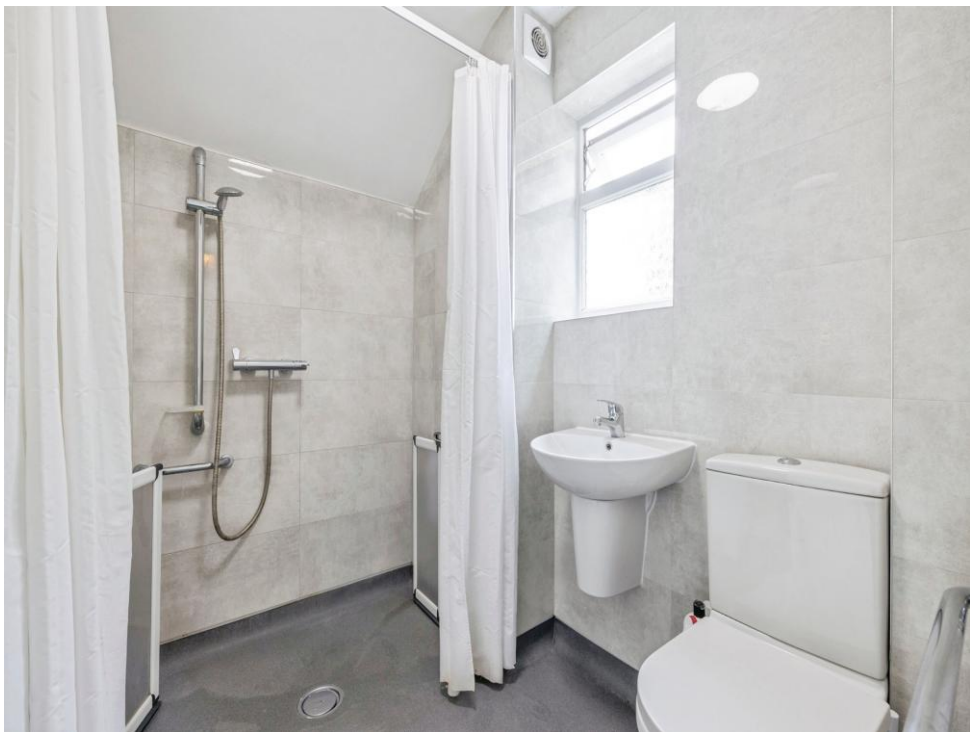
## Garage

Up and over doors.

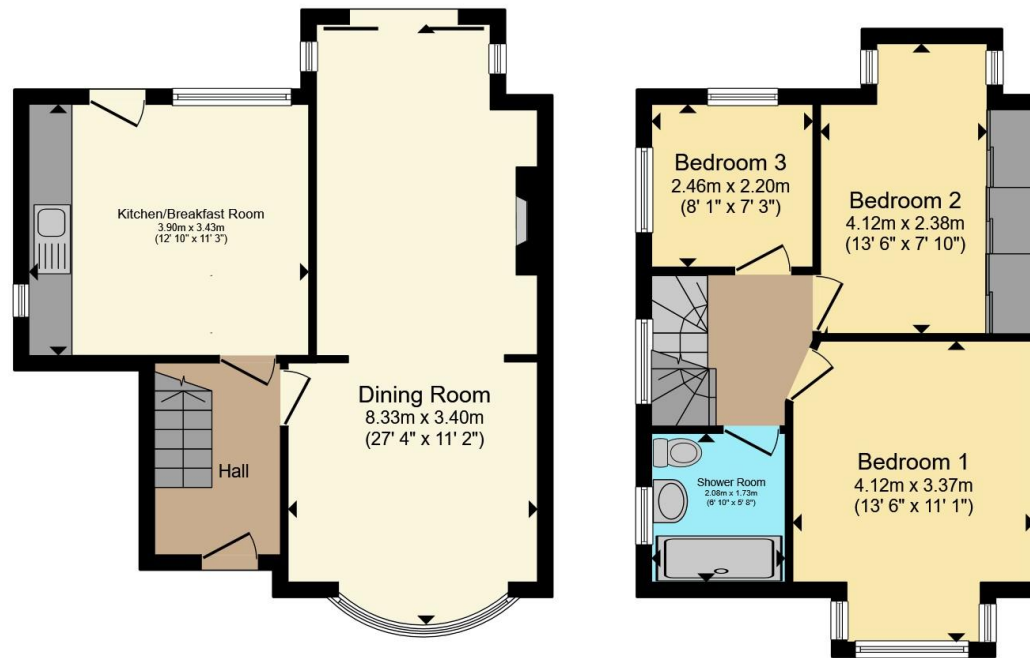
## Front

Shared driveway with paved front garden.









**Ground Floor**

**First Floor**

Total floor area 83.2 m<sup>2</sup> (895 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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86 High Street  
 BUSHEY WD23 3HD

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS308540](http://connells.co.uk/Property/BUS308540)**



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