



**Connells**

The Drive Park Avenue  
Bushey



### Property Description

Situated within a quiet cul-de-sac on the ever-popular Park Avenue, this well-presented detached family home offers generous and versatile accommodation, ideal for modern family living. Maintained in good condition throughout, the property provides flexible space with the added benefit of no onward chain, allowing for a smooth and straightforward purchase.

The ground floor features a large reception room, a bright conservatory overlooking the rear garden, and a well-proportioned kitchen, alongside a ground floor bedroom and shower room, making it perfect for multi-generational living or home working. Upstairs, there are three further bedrooms, including a principal bedroom with en-suite, and a family bathroom off the landing.

Externally, the home enjoys a driveway and garage, with further scope to extend subject to the necessary planning permissions. Located within close proximity to fantastic local schooling, amenities and transport links, this is a superb opportunity to secure a long-term family home in a highly regarded residential location.

### Ground Floor

#### Entrance Hall

Door to front aspect and radiator.

#### Shower Room

Partially tiled, heated towel rail, shower cubicle, water closet, and vanity unit.

#### Lounge

Window to front aspect, television point, and radiator.

#### Dining Room

Door to conservatory and radiator.

#### Kitchen

Door to conservatory, wall and base units, work surfaces, dishwasher, space for fridge/freezer, electric oven and hob, cooker-hood, one and a half bowl sink with drainer.

#### Utility Room

Door to garden, washing machine, tumble dryer.

#### Conservatory

Window to rear and side aspect and door to garden.

#### Bedroom 4

Window to front aspect and radiator.

#### Landing

Skylight and loft access.

#### Bedroom 1

Window to front aspect and radiator.

#### Ensuite

Partially tiled, shower cubicle and vanity unit.

## **Bedroom 2**

Window to rear aspect, built in wardrobes, and radiator.

## **Bedroom 3**

Window to front aspect and radiator.

## **Bathroom**

Partially tiled, bath with mixer taps, water closet, vanity unit and skylight.

## **Outside**

### **Front**

Driveway and garage, with up and over doors.

### **Rear**

Patio, laid to lawn and side access.









**Ground Floor**



**First Floor**

Total floor area 170.8 m<sup>2</sup> (1,839 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**

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86 High Street  
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EPC Rating: C    Council Tax  
 Band: F

Tenure: Freehold

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