



Connells  
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FOR SALE

Connells

Wayside Avenue  
Bushey



## Property Description

Connells are delighted to offer this immaculately presented four bedroom semi-detached family home, providing spacious and versatile accommodation throughout, ideal for modern family living.

The ground floor comprises a welcoming living room and an impressive kitchen on a mezzanine level overlooking the second reception room with amazing views to the garden and open fields to the rear. This is further complemented by a contemporary downstairs WC. To the first floor are three generously sized bedrooms, with the master bedroom benefiting from its own ensuite bathroom. A well appointed family bathroom serves the remaining bedrooms. The second floor has a further large bedroom.

Externally, the property features a large driveway to the front, providing ample off-street parking. To the rear is a substantial garden, mainly laid to lawn, with a patio area perfect for outdoor dining and entertaining. The garden has open views overlooking fields, offering a peaceful and semi rural aspect.

Conveniently located within easy reach of the shops, cafés, and amenities of Bushey Heath High Road, the home also benefits from excellent transport links, including nearby access to both the M1 and M25 motorways.

Early viewing is highly recommended to fully appreciate the immaculate condition, generous living space, and attractive outlook this property has to offer.

## Entrance Hall

Door to front aspect, understairs storage.

## Cloakroom

Vanity unit with wash hand basin, WC, tiled.

## Lounge

Window to front aspect, underfloor heating, fitted television unit.

## Kitchen

Contemporary fitted kitchen with wall and base units, mezzanine overlooking rear reception room with views to rear garden, window to side aspect, underfloor heating, one bowl sink, hot water tap, quartz work surfaces, dishwasher, washing machine, electric oven, electric hob, microwave, boiler.

## Television Room

Biofold door to rear garden, window to side aspect, skylight window, television point.

## First Floor

### Bedroom 1

Window to rear aspect, fitted wardrobe, radiator.

### Ensuite

Window to front aspect, shower cubicle, vanity unit with wash hand basin, WC, heated towel rail.

### Bedroom 3

Window to front aspect, built in wardrobe, radiator, television point.

### Bedroom 4

Window to front aspect, radiator.

### Bathroom

Bath with mixer taps, shower cubicle, vanity unit with wash hand basin, WC, fully tiled.

### Second Floor

### Bedroom 2

Window to rear aspect, skylight window, large storage cupboard, walk-in wardrobe.

### Outside

### Front Garden

Driveway for approx three cars.

### Rear Garden

Patio and laid to lawn. Storage shed. Open views to field.









Total floor area 160.8 m<sup>2</sup> (1,730 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)



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

Tenure: Freehold

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