



Connells

Heather Rise
Bushey



Property Description

Connells are delighted to offer this charming two-bedroom semi-detached bungalow, situated in the highly desirable area of North Bushey. Well maintained throughout, the property offers spacious and versatile accommodation while presenting an excellent opportunity for buyers looking to update and modernise to their own taste.

The accommodation briefly comprises an entrance hallway, two well-proportioned bedrooms, a bright and spacious living room, fitted kitchen, and family bathroom.

Further benefits include solar panels, helping to improve energy efficiency, and a generous rear garden, mainly laid to lawn with mature shrubs and fenced boundaries, providing a private outdoor space. To the side of the property a unit with offices/craft rooms provides useful storage, workshop or office space. Offered to the market with no onward chain, and conveniently located close to excellent schools, local amenities and transport links, this property presents a fantastic opportunity to purchase a home in a sought after location.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to front aspect, window to front aspect.

Entrance Hall

Door to front aspect, airing cupboard, radiator.

Lounge

Door to garden, radiator, air conditioning, television point.

Kitchen

Door to garden, window to rear aspect, window to side aspect, fitted kitchen with wall and base units, one bowl sink, space for fridge/freezer, plumbing for washing machine, electric oven, electric hob, boiler.

Bedroom 1

Window to front aspect, fitted wardrobe, radiator, television point.

Bedroom 2

Window to front aspect, radiator.

Bathroom

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

Outside

Front Garden

Driveway for three cars.

Rear Garden

Patio and laid to lawn, storage shed, south-east facing.

Office/Hobby Room

Door to front aspect, window to front aspect, lighting and electrics, air conditioning, solar panels.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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Ground Floor

Total floor area 82.5 m² (889 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

Connells

To view this property please contact Connells on

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86 High Street
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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BUS308633



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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