



Connells

Bournehall Avenue  
Bushey



## Property Description

**\*\* NO ONWARD CHAIN \*\***

A deceptively spacious three-bedroom duplex maisonette in the heart of Bushey – ideal for first-time buyers, downsizers, and investors alike.

Situated on Bournehall Avenue, this maisonette offers generous living accommodation arranged over two floors, set conveniently above a local shop and within easy reach of Bushey's excellent amenities, schools and transport links.

The property benefits from its own private entrance, leading into a bright and airy interior with impressively sized rooms throughout. The ground floor features a large reception room with ample space for both relaxation and dining, along with a well-appointed kitchen offering plenty of storage and worktop space.

Upstairs, the property continues to impress with three generously proportioned bedrooms and a family bathroom.

Externally, the maisonette offers convenient access to nearby parking options on street, and is superbly located close to local shops, restaurants, places of worship, and green spaces. Bushey Station and Watford's wider shopping and transport network are easily accessible, making this an ideal base for commuters.

Contact Connells today to schedule a

viewing.

### Entrance

Door to side aspect and radiator.

### Cloakroom

Water closet and wash hand basin.

### Study

Window to side aspect and boiler.

### Lounge

Window to front aspect, radiator, television point and window to rear aspect.

### Kitchen

Window to rear aspect, wall and base unites, electric hob, electric oven, 1 bowl sink and drainer.

### First Floor

#### Bedroom 1

Window to rear aspect, built in wardrobe and radiator.

#### Bedroom 2

Window to front aspect, radiator and built in wardrobe.

### Bedroom 3

Window to front aspect and radiator.

### Bathroom

Window to front aspect, tiled throughout, water closet, wash hand basin and bath and mixer taps.

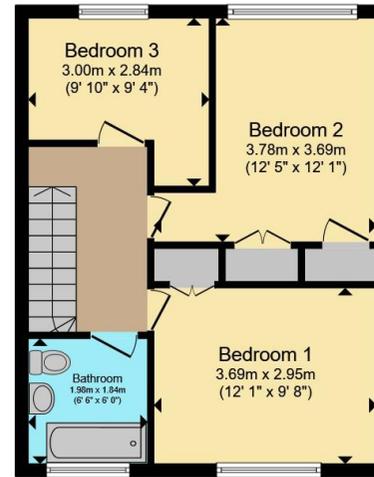








**Ground Floor**



**First Floor**

Total floor area 92.0 m<sup>2</sup> (991 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: C

Service Charge: 586.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308467](http://connells.co.uk/Property/BUS308467)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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