



**Connells**

Brookside Caravans Eastbury Road  
Watford



## Property Description

**\*\* CASH BUYERS ONLY \*\***

Connells are pleased to bring this RARELY AVAILABLE, two bedroom PARK HOME that is situated on a popular residential road in Bushey. This home is in good decorative order throughout and flows with NATURAL LIGHT throughout, comprising of TWO good sized BEDROOMS, a large living and dining area as well as a good sized family bathroom and fitted kitchen. This property benefits from being on a LARGE PLOT, has a GATED paved driveway, a GARAGE, a good sized rear garden as well as a PRIVATE PATIO AREA, making this the ideal property for downsizers.

This property is also conveniently located with easy access to several transport links including Bushey Station that provide direct services into London as well as the A41, M25 and M1 motorways. There are a variety of nurseries, primary schools and secondary schools within proximity, as well as being a short distance from Bushey cricket club and Oxhey Park. This property is also located with access to several local shops and amenities as well as being a short drive away from the vibrant Watford Shopping centre and High Street which is full of many different shops, eateries, entertainment and recreational facilities.

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

## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

## Entrance Hall

Door to side aspect, window to side aspect, double glazed.

## Lounge

Window to front and side aspect, radiator, television point, telephone point.

## Kitchen

Fitted kitchen with comprising wall and base units, work surfaces to match, window to side aspect, gas oven and hob, sink with drainer, plumbing for washing machine, dishwasher and dryer, space for fridge/freezer, door to patio area.

## Bedroom One

Window to side aspect, fitted wardrobe, radiator.

## Bedroom Two

Window to side aspect, fitted wardrobe.

## Bathroom

Window to side aspect, bath with mixer taps, wash hand basin, WC.

## Outside

### Front Garden

Gated paved driveway.

### Rear Garden

Patio area, laid lawn.

## Garage

Up and over doors.

## Additional Info

No age restrictions to buy property or live there

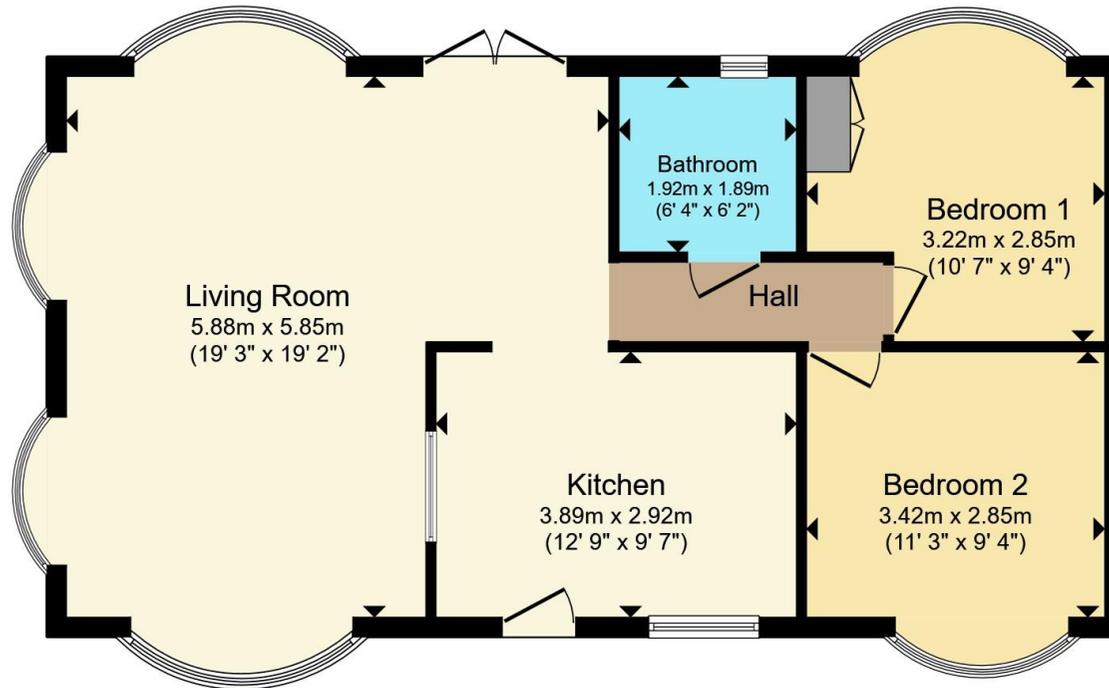
No restriction on pets

No restriction on having children on site









## Floor Plan

Total floor area 70.0 m<sup>2</sup> (753 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**

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/BUS307448](http://connells.co.uk/Property/BUS307448)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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