



2 Devonshire House, Bushey, Hertfordshire, WD23 2RL

Price £850,000 Leasehold

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ChurchillsBushey



Price £850,000

2 Devonshire House, Royal Connaught Park, Marlborough Drive, Bushey, Hertfordshire, WD23 2RL

- Elegant 3 Bedroom 3 Bathroom Family Home
- Situated Within The Prestigious 100 Acre Royal Connaught Park Development
- Fitted Kitchen With Miele Appliances
- Under Floor Heating Throughout
- Allocated Parking For 2 Cars
- Use of Health & Fitness Centre & Tennis Courts
- Bus Service To Station & Town
- Offered For Sale With No Upper Chain
- Energy Rating: C

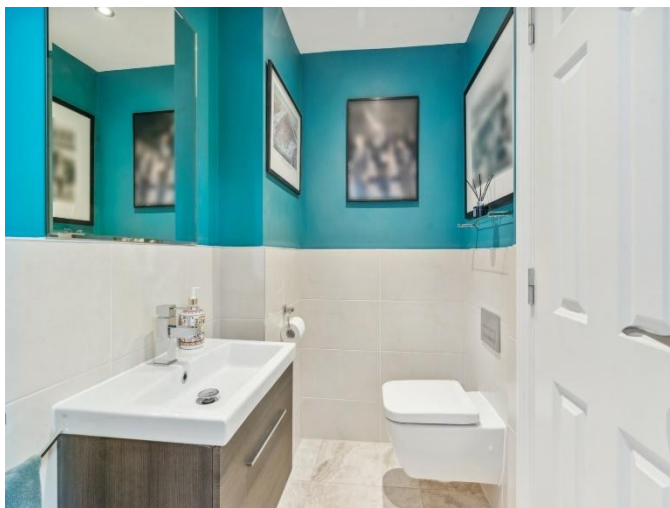
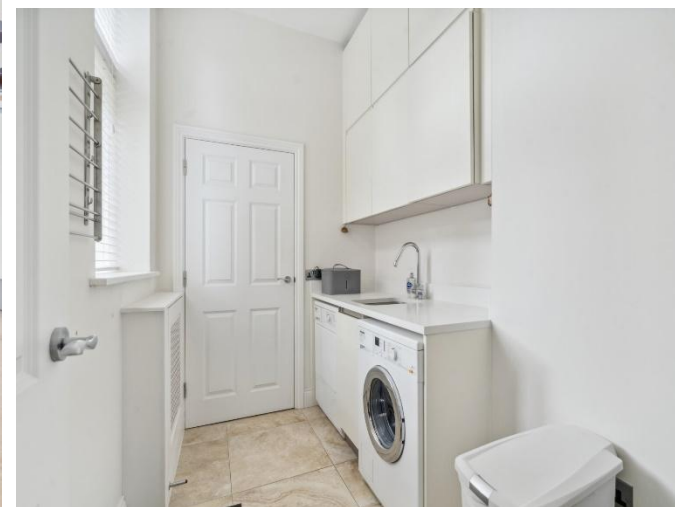
This elegant three bedroom, three bathroom luxury home is situated within the prestigious Royal Connaught Park development, set in a Grade II listed building amidst over 100 acres of breathtaking parkland. The property features high ceilings throughout, enhancing its sense of space and grandeur.

On the ground floor, an inviting entrance hall leads to a convenient downstairs cloakroom and a spacious living/dining area, which seamlessly flows into a modern open plan kitchen, equipped with high end Miele appliances. A separate utility room adds practicality to the home's design.

The first floor features the main bedroom, complete with fitted wardrobes and a stylish ensuite shower room, along with a second generously sized bedroom and a contemporary family bathroom. The second floor offers a third bedroom, also with fitted wardrobes, and its own modern ensuite bathroom.

Additional features include under floor heating, double glazing, and two allocated parking spaces, one of which is within a secure underground area. Residents can enjoy the beautifully landscaped communal grounds, a 24-hour concierge service, and the security of a gated entrance. The development also offers access to extensive facilities, including a health and fitness centre with a steam room, sauna, and jacuzzi, as well as tennis courts. A dedicated bus service provides easy access to Bushey mainline station and the nearby town, ensuring convenience for both commuters and leisure seekers.











ENTRANCE HALL

Staircase to the first floor with cupboards under, large storage cupboard with lighting, inset spotlights, tiled floor with under floor heating

CLOAKROOM 6'1" (1.85m) x 5'11" (1.8m)

Tiled floor with under floor heating, part tiled walls, back to wall wc, floating vanity unit incorporating wash hand basin with drawer under, fitted wall mirror, inset spotlights, extractor fan, meter cupboard

UTILITY ROOM 9'6" (2.9m) x 0" (0m)

Wall and base units, quartz working surfaces, under mount stainless steel sink , plumbing for washing machine, space for tumble dryer, inset spot lights, extractor fan, double glazed window to the front aspect with fitted blinds, cupboard housing wall mounted gas fired central heating boiler (Worcester Bosch) and Tempest unvented hot water cylinder

LIVING ROOM 15'1" (4.6m) x 13'0" (3.96m)

Double glazed windows to the rear aspect with fitted blinds, tiled floor with under floor heating, inset spotlights, open plan to

KITCHEN/ DINING ROOM 18'1" (5.51m) x 11'5" (3.48m)

Range of wall and base units including a larder cupboard, quartz working surfaces, under mount 1.5 bowl stainless steel sink, integrated Miele appliances including 5 ring gas hob with extractor over, electric oven, microwave and dishwasher, space for fridge freezer, pendant lighting, tiled floor with under floor heating

FIRST FLOOR LANDING

Storage cupboard, staircase to the 2nd floor

BEDROOM 1 16'3" (4.95m) x 12'0" (3.66m)

Double glazed windows to the rear aspect with fitted blinds, wood flooring, inset spotlights, range of fitted furniture including wardrobes and chest of drawers, door to

ENSUITE SHOWER ROOM 12'0" (3.66m) x 7'10" (2.39m)

Fully tiled. Shower cubicle, floating vanity unit incorporating wash hand basin with drawer under, large fitted wall mirror, back to wall wc, chrome ladder radiator, inset spotlights, extractor fan, under floor heating

BEDROOM 3 14'3" (4.34m) x 12'11" (3.94m)

Double glazed window to the rear with fitted blinds, wood flooring with under floor heating, inset spotlights, fitted wardrobe cupboards

FAMILY BATHROOM 12'0" (3.66m) x 7'10" (2.39m)

Fully tiled. Panelled bath with bifold glass shower screen, floating vanity unit incorporating wash hand basin with drawer under, fitted wall mirror, back to wall wc, chrome ladder radiator, inset spotlights, extractor fan, double glazed window to the front aspect with fitted blinds, under floor heating

SECOND FLOOR LANDING

Inset spotlights

BEDROOM 2 17'0" (5.18m) x 16'7" (5.05m)

Fitted wardrobes, wood flooring, eaves storage cupboard, inset spot lights, 2 Velux windows to the front aspect with fitted black out blinds, double glazed decorative windows to the rear aspect, door to

EN SUITE BATHROOM 13'0" (3.96m) x 8'11" (2.72m)

Fully tiled. Panelled bath with hand held shower attachment, independent shower cubicle, floating vanity unit incorporating wash hand basin with drawer under, shaver point, fitted wall mirror, back to wall wc, chrome ladder radiator, inset spot lights, extractor fan, double glazed window to the rear aspect, under floor heating

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens surround the development

ALLOCATED PARKING

Designated parking for two vehicles within the development, including one within a secure underground area. Visitors parking within the development

LEISURE FACILITIES

Use of Health & Fitness including swimming pool, steam room, sauna & jacuzzi and outside tennis courts

LEASE DETAILS

The vendor informs us that there is a 125 year lease from 01/01/2013 with 114 years remaining.

Service Charge: £5500.00 per annum Ground Rent: £750.00 per annum

COUNCIL TAX

Hertsmere Borough Council, Tax Band H, £4286.46 2024/2025

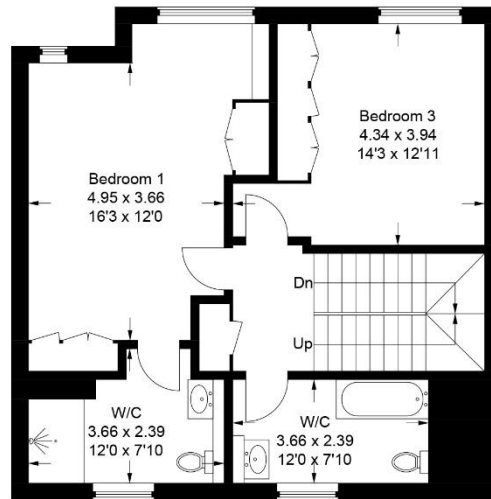
Approximate Gross Internal Area
 Ground Floor = 65.7 sq m / 707 sq ft
 First Floor = 65.5 sq m / 705 sq ft
 Second Floor = 60.7 sq m / 653 sq ft
 Total = 191.9 sq m / 2,065 sq ft



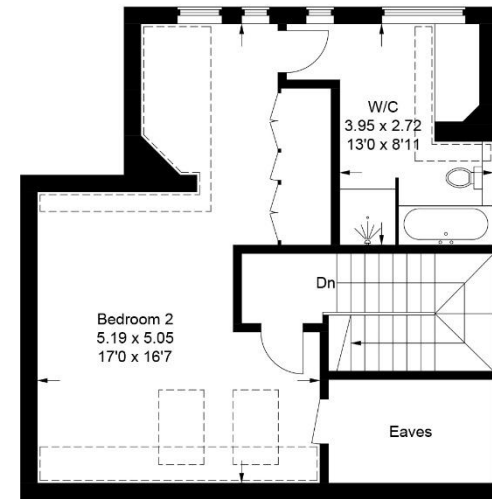
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



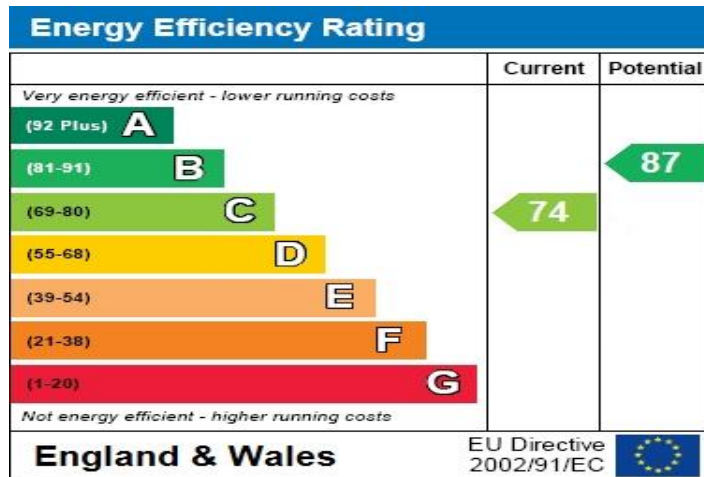
First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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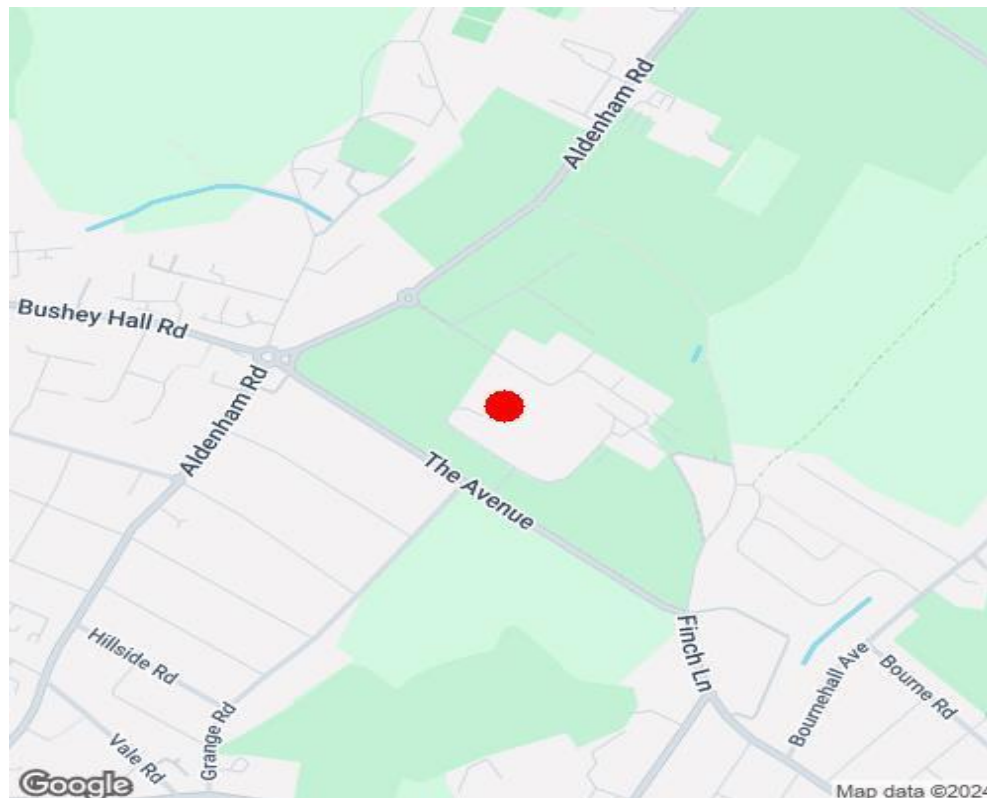
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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.