



1 Eton House, Marlborough Drive, Bushey, WD23 2PR

Price £500,000 Leasehold

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 ChurchillsBushey



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**1 Eton House, Marlborough Drive, Bushey, Hertfordshire, WD23 2PR**

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- Stunning 2 Bedroom Ground Floor Maisonette
- Situated In Sought After Royal Connaught Park Development
- Own Private Terrace
- Under Floor Heating Throughout
- Two Allocated Parking Spaces
- Use Of Leisure Facilities
- No Upper Chain
- Energy Rating: C

This stunning modern 2 bedroom ground floor maisonette offers luxurious living within the prestigious Royal Connaught Park development in Bushey, set amid over 100 acres of breathtaking parkland. Boasting its own private entrance, the home features an open-plan living and dining area seamlessly connected to a high specification fitted kitchen. The spacious main bedroom benefits from fitted wardrobes and an en-suite shower room, while a second generously sized double bedroom also includes fitted wardrobes. A sleek, modern bathroom and under floor heating throughout enhance the comfort and style of the property, which is further complemented by double glazing and a private terrace accessible from the living room.

Additional conveniences include two allocated parking spaces, one located directly outside the property and another within a secure underground car park. Residents enjoy access to beautifully landscaped communal grounds, a 24 hour security service, and the peace of mind offered by a gated entrance. Extensive on site amenities include a health and fitness centre complete with a steam room, sauna, and jacuzzi, as well as tennis courts. A dedicated shuttle service provides easy access to Bushey mainline station and the nearby town. Offered for sale with no upper chain, this elegant home presents an exceptional opportunity for modern, tranquil living in an exclusive and picturesque setting.







#### ENTRANCE HALL

Tiled floor with under floor heating, cupboard housing wall mounted gas fired central heating boiler Siemens washer/ dryer, hot water cylinder and Kinetico water softener, mirrored storage cupboard, meter cupboard, inset spotlights

#### LIVING/ DINING ROOM 17'5" (5.31m) x 11'3" (3.43m)

Tiled floor with under floor heating, inset spot lights, double glazed windows and patio doors leading to the outside, large storage cupboard, open plan to

#### KITCHEN 10'4" (3.15m) x 6'3" (1.91m)

Modern fitted kitchen with a selection of wall and base units, quartz working surfaces, stainless steel under mount sink, integrated Miele oven & microwave, Miele induction hob, with concealed Miele extractor fan over, Siemens fridge/ freezer and dishwasher, double glazed window to the front aspect with fitted blinds, tiled floor with under floor heating, inset spotlights

#### BEDROOM 1 12'0" (3.66m) x 12'0" (3.66m)

Double glazed window to the front aspect with fitted wooden shutters, fitted wardrobe cupboards and bed side tables, bed recess, wood laminate flooring with under floor heating, door to

#### EN SUITE SHOWER ROOM

Fully tiled. Large shower cubicle, wash hand basin with drawers under, wc with concealed cistern, large fitted wall mirror, chrome ladder radiator, inset spotlights, under floor heating, extractor fan

#### BEDROOM 2 12'2" (3.71m) x 11'7" (3.53m)

Double glazed window to the rear aspect with fitted wooden shutters, fitted wardrobe cupboards, bespoke fitted desk and drawers, laminate wood flooring with under floor heating, inset spotlights

#### BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with drawers under, shaver point, wc with concealed cistern, large fitted wall mirror, chrome ladder radiator, extractor fan, inset spotlights, under floor heating

#### OUTSIDE

##### OWN PRIVATE TERRACE

Approached off the living room, paved patio area, outside light and tap

##### COMMUNAL GARDENS

Well maintained communal gardens surround the development

##### ALLOCATED PARKING

Designated parking for two vehicles within the development, one directly outside the property and the other within a secure underground car park. There is a metal high security shed situated in the underground car park.

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 dated from 01/01/2016 with 116 years remaining.

Ground Rent: £625.00 per annum

Service Charge: approx £4528.68 per annum

##### COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3246.45 2025/2026

Approximate Gross Internal Area  
74.3 sq m / 800 sq ft



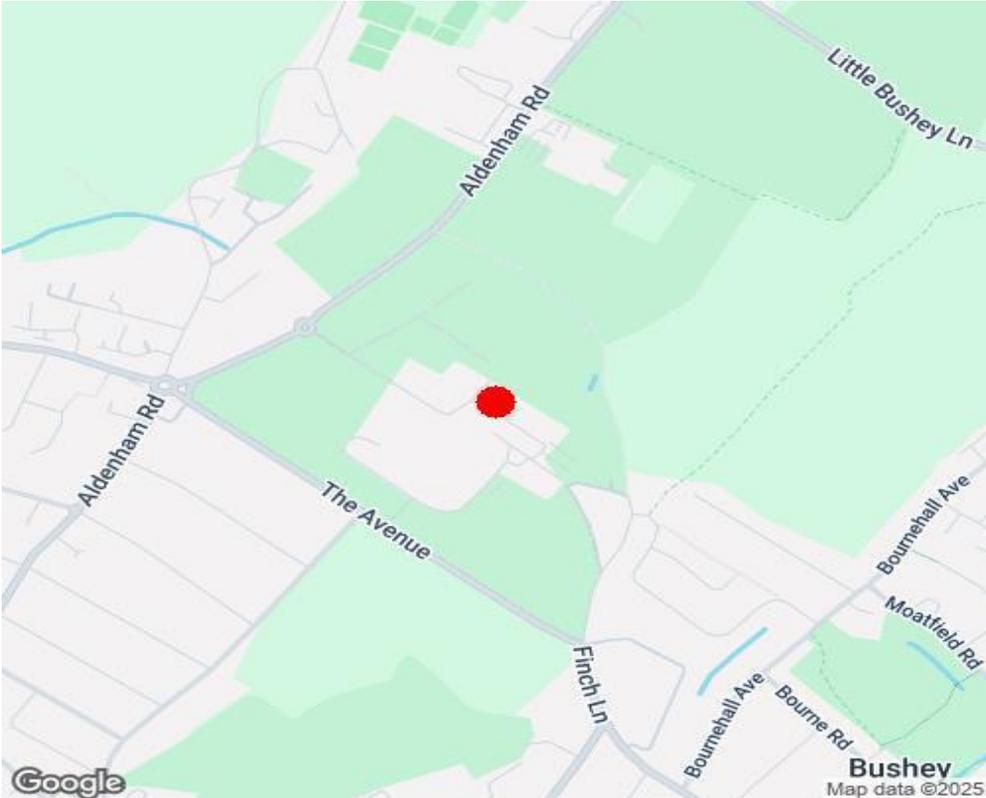
**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.