

Merry Hill Road

Bushey, WD23 1DQ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

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&Co.

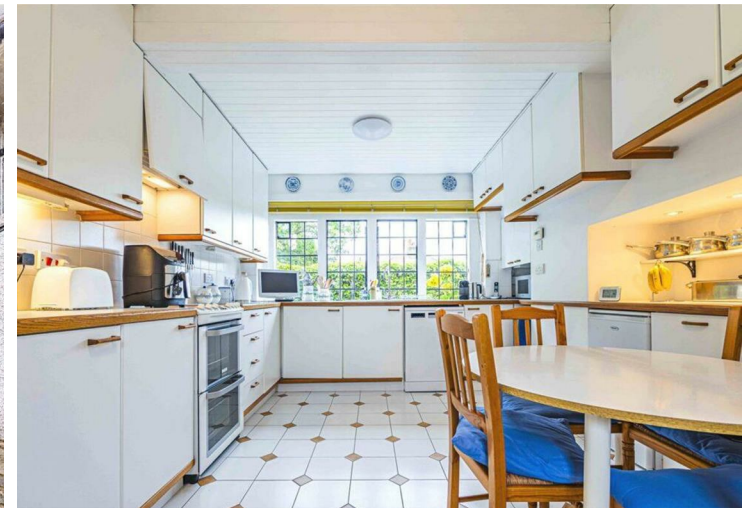
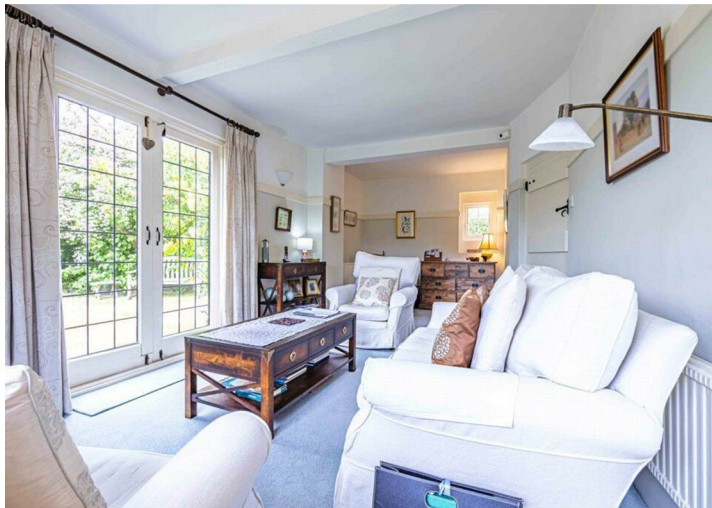
Incorporating LANGLEYS

Merry Hill Road

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Offers In Excess Of £1,000,000

- Grade II listed detached house
 - Lounge
 - Dining room
- Kitchen/breakfast room
 - Utility room
- Living room
- Four bedroom
 - Bathroom
- Ample off street parking





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From the moment you arrive via the beautifully paved driveway, framed by vibrant mature gardens, this striking white-rendered home, designed by the renowned architect CFA Voysey, commands attention with its period charm, architectural elegance, and historical significance. As a Grade II listed property, it offers the rare opportunity to own a piece of architectural history, while combining classic period features with modern functionality.

Spanning approx. 2,400 sq ft, the interior blends grandeur with contemporary practicality. A welcoming hallway leads to a 22-ft lounge flooded with natural light, featuring dual-aspect windows and a charming fireplace, perfect for both everyday living and entertaining. Adjacent is a formal dining room, ideal for gatherings, while the kitchen/breakfast room offers modern cabinetry, ample counter space, and casual dining, flowing into a relaxed family area. A utility room, guest cloakroom, and rear hall add further practicality.

Upstairs, four double bedrooms provide comfort and flexibility. The 22-ft principal bedroom enjoys bespoke wardrobes and garden views, while the additional rooms are perfect for family, guests, or a home office. The large family bathroom is stylish and well-appointed. A further feature of this property is the garage, providing additional storage or secure parking space.

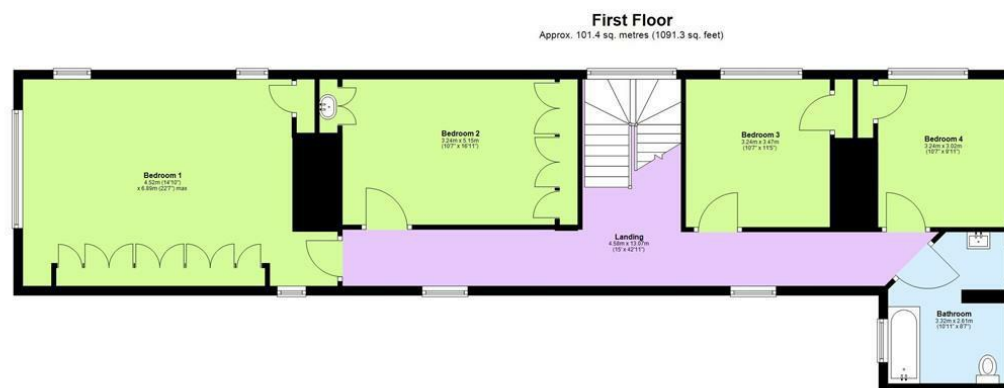
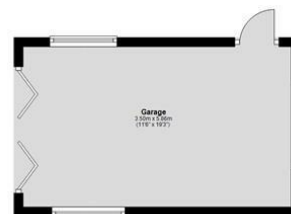
Set in one of Bushey's most desirable pockets, near excellent schools, green spaces, and village amenities, this home also benefits from fast links to London via Bushey Station.

As per section 21 of the Estate Agents Act applies (an employee has a personal interest).

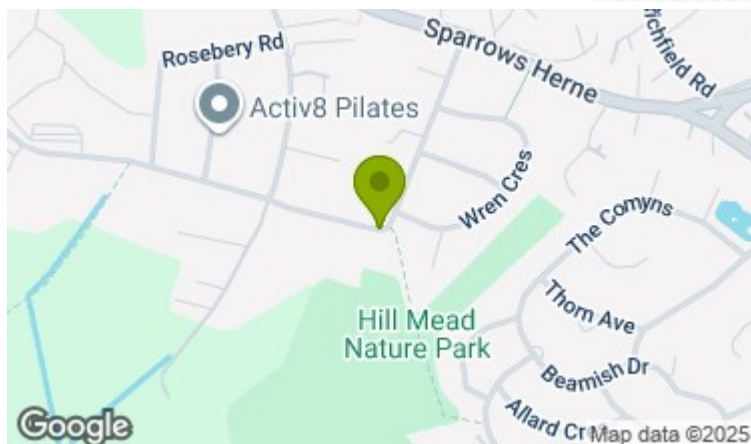




JW&Co Bushey Village
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Total area: approx. 222.7 sq. metres (2396.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lounge
21 x 11 (6.40m x 3.35m)

Living Room
14 x 22 (4.27m x 6.71m)

Dining Room
10 x 12 (3.05m x 3.66m)

Entrance Hall
14 x 6 (4.27m x 1.83m)

Kitchen Breakfast Room
14 x 10 (4.27m x 3.05m)

Garage
11 x 19 (3.35m x 5.79m)

Landing
42 x 15 (12.80m x 4.57m)

Bedroom 1
14 x 22 (4.27m x 6.71m)

Bedroom 2
16 x 10 (4.88m x 3.05m)

Bedroom 3
11 x 10 (3.35m x 3.05m)

Bedroom 4
10 x 9 (3.05m x 2.74m)

Bathroom
10 x 8 (3.05m x 2.44m)

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