



Connells

Haydon Hill House Merry Hill Road
Bushey

Haydon Hill House Merry Hill Road Bushey WD23 1DU

for sale
£750,000



Property Description

Connells are pleased to present Haydon Hill House, on Merry Hill Road in the heart of Bushey. Haydon Hill House was built in 1800, boasting of character and charm, this apartment offers a blend of history with modern and luxurious living and high ceilings. The location is within easy reach of local amenities and transport links making the property versatile for a cozy home or even a unique investment.

Off the entrance hall you will find an expansive reception room with a separate modern, fitted kitchen; ideal for hosting with guests. The apartment has two spacious bedrooms, including a master bedroom with an en-suite bathroom and built-in wardrobes in both providing convenience and ease.

Outside the property, the residence offers great access to a variety of nurseries, primary schools and secondary schools within close proximity. The property is also conveniently located with access to several transport links including easy access to the A41 and M1 & M25 motorways. Bushey Village, Watford high street, Atria shopping centre and Radlett are also just a short drive away providing numerous recreational and entertainment facilities as well as many different shops and eateries. The gated entrance takes you through landscaped grounds, as well as a private gate providing direct access to Attenborough fields.

Additionally, the property has a garage and ample parking for residents and guests.

Entrance Hall

Door to front aspect, window to side aspect and radiator.

Lounge

22' 8" max x 21' 10" max (6.91m max x 6.65m max)

Window to front aspect, window to side aspect, bay window, television point and radiator.

Kitchen

21' 5" max x 12' max (6.53m max x 3.66m max)

Window to side aspect, wall and base units, boiler cupboard, one and a half bowl sink with drainer, dishwasher, washing machine, full fridge, full freezer, gas hob and cooker hood.

Bedroom 1

18' 4" x 10' 2" (5.59m x 3.10m)

Window to side aspect, radiator, television point and fitted wardrobe.

En Suite

Window to side aspect, vanity unit, Jacuzzi bath, tiled throughout, bidet and a heated towel rail.

Bedroom 2

18' 2" x 11' 7" (5.54m x 3.53m)

Window to side aspect, radiator and fitted wardrobes.

Bathroom

Vanity unit, tiled throughout, shower cubicle, water closet and heated towel rail.

Garage

In block with up and over door.

Agents Note

This unique home is Grade II listed.









TOTAL: 126.1 m² (1,358 sq.ft.)

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.focalagent.com

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: D Council Tax
Band: F

Service Charge:
3180.00

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. 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.

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