



Connells

Eton House Marlborough Drive
Bushey

Eton House Marlborough Drive Bushey WD23 2PR

for sale offers in excess of
£475,000



Property Description

This prestigious two-bedroom maisonette encompasses numerous benefits, including a private entrance, high specification fitted kitchen, spacious bedroom one with ensuite, a further large double bedroom, spacious feature balcony, and two allocated parking spaces.

This luxury property is set within meticulously maintained, landscaped grounds. The development boasts a hundred acres of private parkland. Once you've finished walking around this beautiful development there is access to further well-being in the form of a luxury health and fitness centre, which includes a state of the art gym, heated swimming pool, Jacuzzi, steam room and sauna.

Other benefits to be found at this modern development is a concierge service, on site security, lift access, two allocated parking spaces. It is located within easy access to the A41 & M1 too, so perfect for commuters. Further benefits include a shuttle bus to Bushey and Watford train station. The property is also close by to the vibrant Bushey Village which is full of many different shops and eateries. Watford High Street and shopping centre is also just a short drive away.

If you are looking for a luxury lifestyle, then the highly desirable Royal Connaught Park development will be perfect for you. For more information, or to book a viewing please contact Connells today.

Entrance Hall

Private entry with stairs to first floor.

Lounge

18' 11" x 14' 1" max (5.77m x 4.29m max)

Door to balcony, television point. Open plan to kitchen.

Spacious Balcony

Overlooking landscaped grounds.

Kitchen Area

Fitted kitchen area comprising wall and base units, window to rear aspect, one bowl sink with drainer, electric hob, electric oven, cooker hood, washing machine, dishwasher, fridge/ freezer.

Bedroom 1

17' 9" max x 12' 9" max (5.41m max x 3.89m max)

Window to front aspect, fitted wardrobes, loft access.

Ensuite

Window to front aspect, shower cubicle, vanity unit with wash hand basin, WC, tiled walls.

Bedroom 2

Window to rear aspect, fitted wardrobes, television point

Bathroom

Vanity unit with wash hand basin, bath with mixer taps, WC, heated towel rail, fully tiled.

Off Road Parking

Two allocated parking spaces.









Total floor area 91.2 m² (982 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.focalagent.com

To view this property please contact Connells on

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86 High Street
BUSHEY WD23 3HD

EPC Rating: C

Council Tax
Band: F

Service Charge:
4833.00

Ground Rent:
625.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS307687

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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