

# Marlborough Drive

Bushey, WD23 2RN



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS

# Marlborough Drive

Bushey, WD23 2RN

£870,000

- Three Bedroom Three Bathroom Apartment
  - Open plan kitchen/family room
    - Mezzanine Reception room
- Principle bedroom with en suite shower room
  - Bedroom two
    - Bathroom
- Bedroom three with en suite shower room
  - Underground parking
  - Private health & fitness centre
- Set within approx 100 acres of communal gardens





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Presenting an extraordinary THREE BEDROOM THREE BATHROOM DUPLEX APARTMENT with historical significance, nestled within the esteemed Royal Connaught Park Estate. This grade II residence spans 1,707 sq. ft and is gracefully situated in 100 acres of mature grounds, offering the convenience of proximity to Bushey High Street.

Upon entry, a well-lit and expansive interior welcomes you through a separate entrance hall with ample storage, leading to a generously sized open-plan Kitchen/family Room. This area boasts air conditioning, a vaulted ceiling with double-height original windows providing panoramic views over the central quadrangle. The kitchen features a range of integrated Neff and Miele appliances and separate breakfast bar. Ascending a staircase to the first floor unveils a galleried landing opening to a lounge area, also serviced by air conditioning and eaves storage cupboards.

Off the hall, the delightful triple-aspect master suite features fitted wardrobes and an ensuite shower room. Bedroom Two, spacious and equipped with fitted wardrobes, is conveniently located next to the family bathroom. Another staircase from the entrance hall leads to the Study/Bedroom Three complemented by an ensuite shower room and additional eaves storage cupboards. The apartment is situated on the second floor and is equipped with a lift, underfloor heating throughout and includes two allocated underground parking spaces.

Residents of this prestigious development enjoy exclusive access to a private health & fitness centre, featuring an indoor swimming pool, two gymnasiums, steam room, sauna, and jacuzzi, along with outdoor tennis courts. Additional amenities include a 24-hour concierge & security service, enhancing the overall lifestyle experience for those fortunate to call this residence home



Approximate Gross Internal Area  
 Ground Floor = 107.7 sq m / 1159 sq ft  
 First Floor = 50.9 sq m / 548 sq ft  
 Total = 158.6 sq m / 1707 sq ft (Including Eaves Cupboard)



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**Kitchen/family room**  
 19'9 x 19'9 (5.79m'2.74m x 5.79m'2.74m)

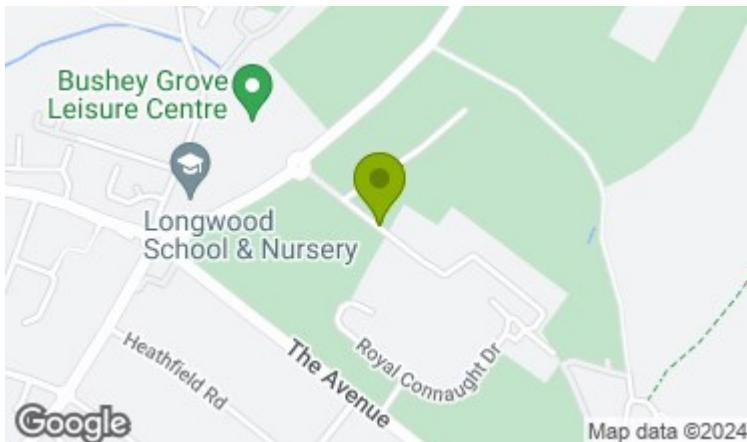
**Reception room**  
 14'4 x 14'3 (4.27m'1.22m x 4.27m'0.91m)

**Bedroom one**  
 22'5 x 14'5 (6.71m'1.52m x 4.27m'1.52m)

**Bedroom two**  
 19'8 x 11'4 (5.79m'2.44m x 3.35m'1.22m)

**Bedroom three**  
 14'2 x 9'9 (4.27m'0.61m x 2.74m'2.74m)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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