

Marlborough Drive

Bushey, WD23 2RL



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Marlborough Drive

Bushey, WD23 2RL

£985,000

- Unique Character Home
 - Inviting entrance hall with guest WC
- Open plan lounge with luxury fitted kitchen/breakfast room
 - High ceilings throughout
- Principle bedroom with extensive range of wardobes and en suite bathroom
- Bedroom two with wardrobes and en suite shower room
 - Bedroom Three with en suite bathroom
- Fitness suite with Gym, tennis courts and indoor swimming pool
 - Three parking spaces
- Extensive landscaped grounds





Marlborough Drive

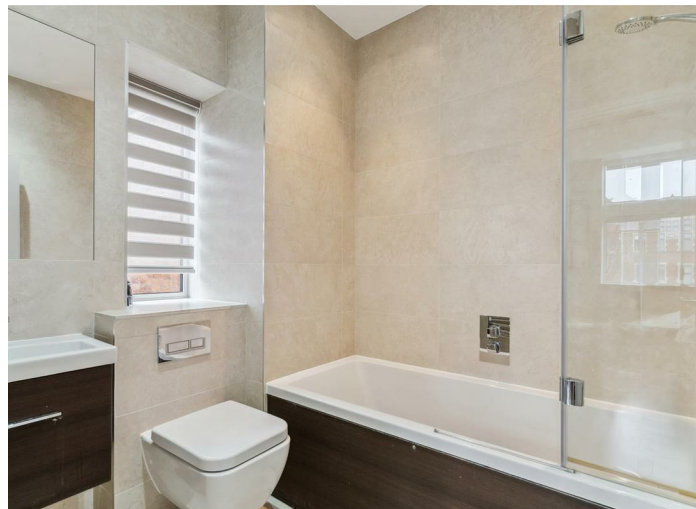
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JW & Co are thrilled to present this remarkable THREE BEDROOM CHARACTER HOME situated within the esteemed Royal Connaught Park development, boasting an abundance of light-filled entertaining spaces.

Upon entering, you are greeted by a spacious hallway featuring a convenient coat cupboard and a guest WC. The hallway seamlessly leads to an exquisite open-plan reception room, characterized by high ceilings and triple aspect period windows. This versatile space encompasses a lounge area, a dining area, and a meticulously designed kitchen equipped with solid work surfaces, integrated Miele appliances, a water softener, breakfast bar, and a pantry cupboard.

Moving to the first floor, you'll find a generously sized second double bedroom and bedroom three, also a double, both adorned with fitted wardrobes and En-suite bathrooms. The top floor is dedicated to the impressive principal double bedroom, occupying the entire space and featuring fitted cupboards and an En-suite bathroom with a shower unit.

This immaculately presented home is in excellent condition throughout, offering the additional advantage of access to an (un-demised) garden area, two underground and one above-ground allocated parking spaces. Residents can also enjoy the amenities of a gym, swimming pool, tennis courts, and extensive landscaped grounds, along with the convenience of a resident's shuttle bus.



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Approximate Gross Internal Area
 Ground Floor = 58.5 sq m / 630 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Second Floor = 44.7 sq m / 481 sq ft
 Total = 161.6 sq m / 1,740 sq ft



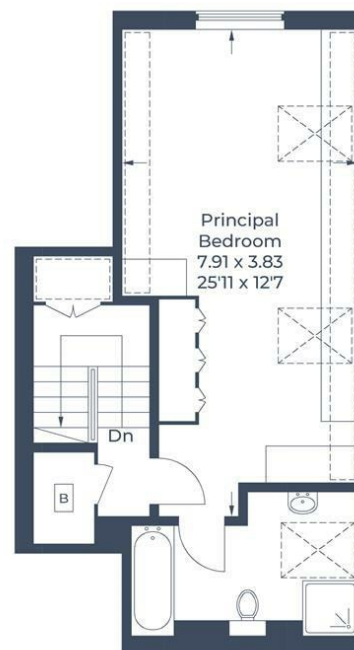
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

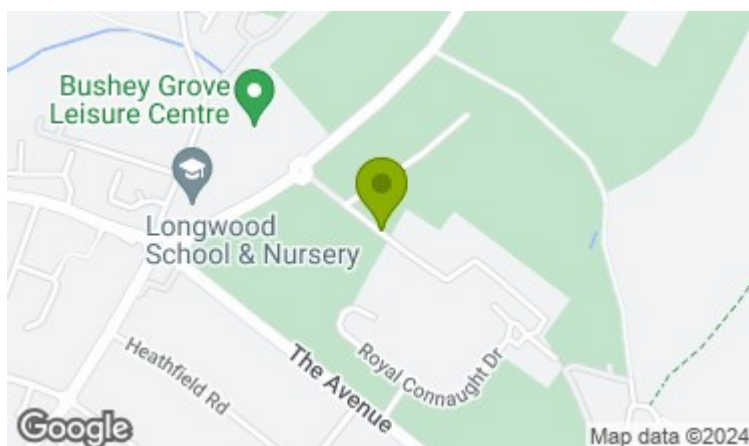
Living room/dining room/kitchen
 32'5 x 19'5 max (9.88m x 5.92m max)

Principle Bedroom
 25'11 x 12'7 max (7.90m x 3.84m max)

Bedroom Two
 19'6 x 12'6 (5.94m x 3.81m)

Bedroom Three
 12'11 x 12'8 (3.94m x 3.86m)

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) 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		
EU Directive 2002/91/EC		
England & Wales		

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

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