

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

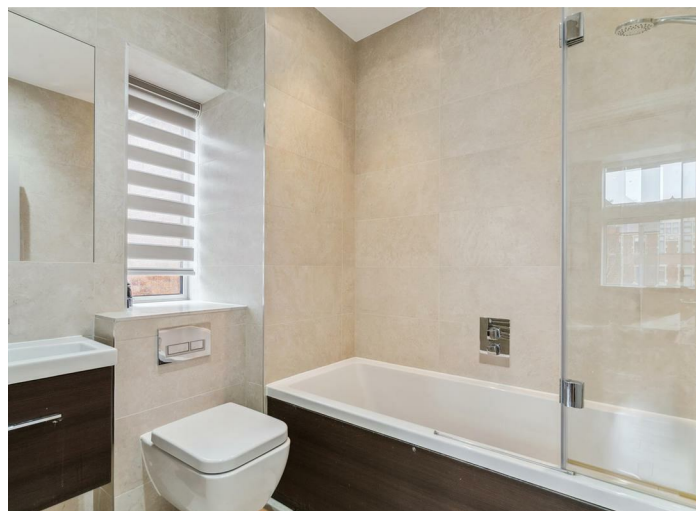
Bushey, WD23 2RL

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.



JW&Co Bushey Village
 80 High Street, Bushey Village, Hertfordshire, WD23 3HD
 0208 950 3434
 bushey@jwandco.co.uk

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



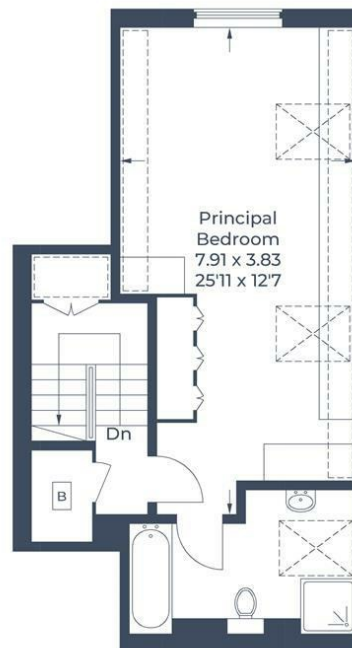
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

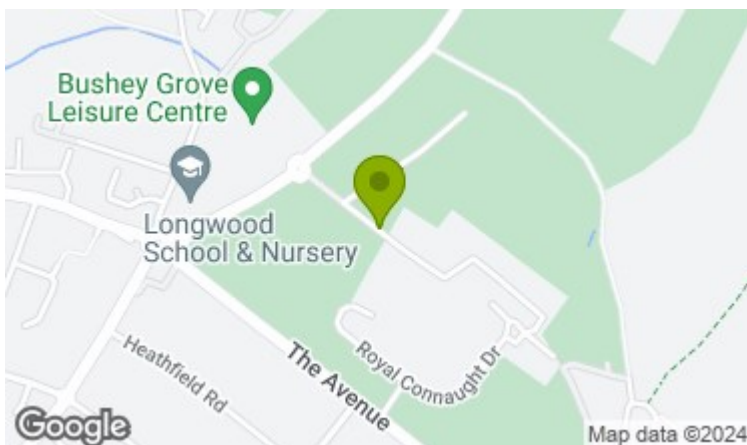
Living room/dining room/kitchen
 32'5 x 19'5 max (9.88m x 5.92m max)

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.
 © CJ Property Marketing Produced for JW & Co



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	

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			
England & Wales		EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.