

Marlborough Drive

Bushey, WD23 2GW



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Marlborough Drive

Bushey, WD23 2GW

£950,000

- Spacious first floor apartment
- Open plan Kitchen/living/dining
 - Four balconies
 - Utility room
- Principal Bedroom with fitted wardrobes
 - En suite shower room
 - Two further bedrooms
 - Bathroom
- Two underground parking spaces with direct lift access





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JW & Co proudly presents this exceptional triple aspect THREE BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT nestled within the prestigious Royal Connaught Park development. Showcasing an abundance of bright and inviting spaces ideal for relaxation and entertaining.

Upon entry, a spacious hallway guides you effortlessly to a magnificent open-plan living, dining, and kitchen breakfast room. This stunning area features patio doors opening onto three private balconies, flooding the space with natural light and enhancing its versatility as a lounge, dining space, and impeccably designed kitchen. Highlights include quartz work surfaces, integrated Miele appliances, and an island unit providing ample seating for informal dining. A separate utility room offers space for additional appliances and storage.

Continuing down the hallway, generously proportioned sleeping quarters await. The principal bedroom boasts fitted wardrobes, a balcony, and an En-suite bathroom. A second double bedroom includes fitted wardrobes and is served by a nearby family bathroom, while a spacious third double bedroom offers additional sleeping space or an ideal study area.

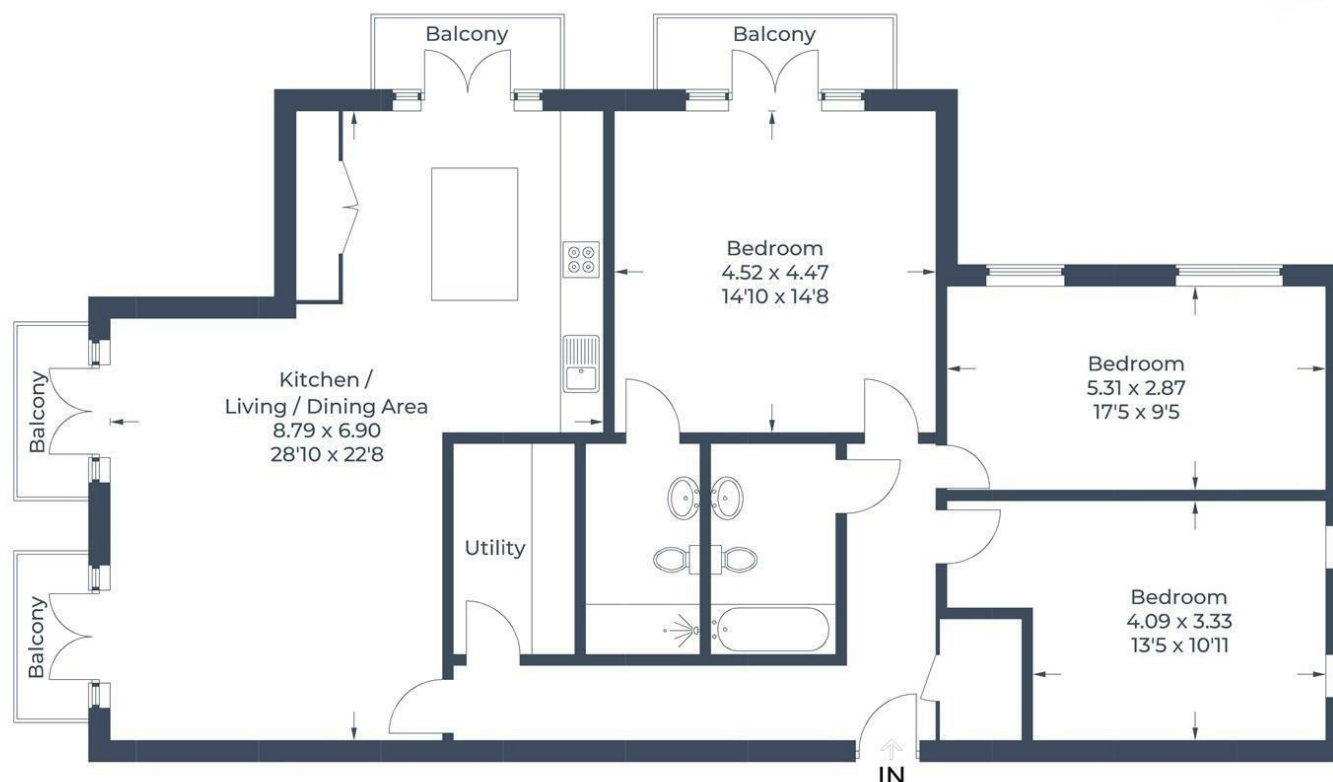
Presented in impeccable condition throughout, this home not only offers luxurious living spaces but also provides access to extensive communal gardens and the convenience of two underground parking spaces accessed directly from a lift. Residents can enjoy exclusive amenities such as a fully equipped gym, inviting swimming pool, tennis courts, and meticulously landscaped grounds. A resident's shuttle bus ensures seamless connectivity to nearby amenities.

This remarkable property at Royal Connaught Park epitomises contemporary living at its finest, offering a lifestyle of comfort, convenience, and unparalleled elegance.



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

Approximate Gross Internal Area = 131 sq m / 1410 sq ft



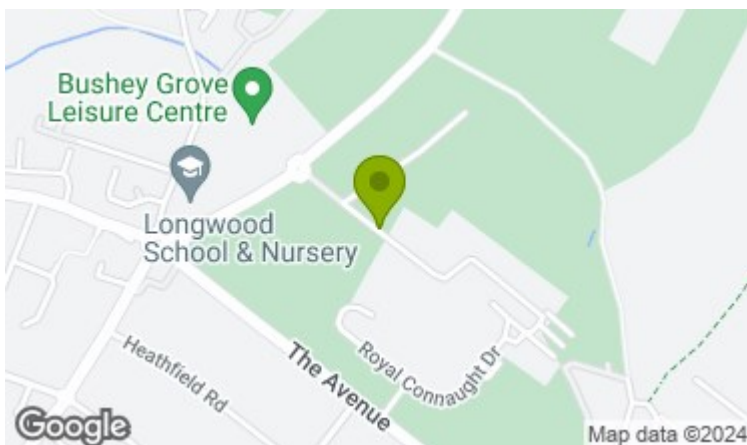
Kitchen/living/dining
 28'10" x 28'8" max (8.79m x 8.74m max)

Principal Bedroom
 14'10" x 14'8" (4.52m x 4.47m)

Bedroom Two
 13'5" x 10'11" (4.09m x 3.33m)

Bedroom Three
 17'5" x 9'5" (5.31m x 2.87m)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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