

Merryhill Road

Bushey, WD23 1FJ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Merryhill Road

Bushey, WD23 1FJ

£630,000

- Ground Floor Apartment
- Kitchen/Breakfast Room with integrated appliances
 - Lounge/Dining Room
- Balcony overlooking grounds
 - Two Bedrooms
 - En Suite Bathroom
 - Family Bathroom
 - Epc Rating B
- Three acres of delightful communal grounds
 - Two allocated parking spaces





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JW & Co proudly presents this immaculate two-bedroom, two-bathroom ground floor apartment situated in a prestigious development surrounded by expansive private grounds. Ideally located for convenient access to both Bushey and Bushey Heath, as well as Watford with its array of shopping and transport amenities. CHAIN FREE.

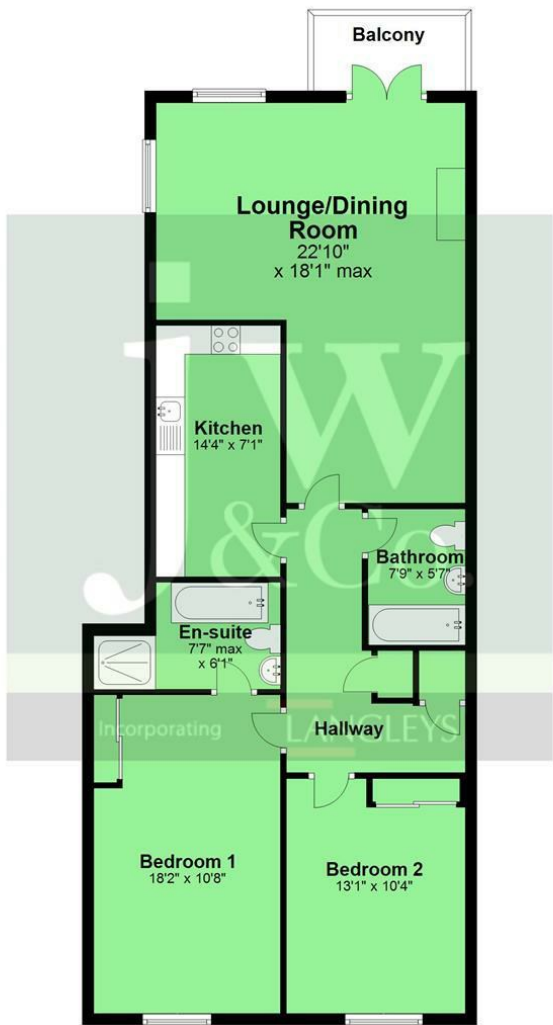
Upon entering, a spacious hallway welcomes you, leading to a modern kitchen/breakfast room equipped with integrated appliances. The generously sized lounge/dining room features patio doors opening to a balcony offering picturesque views of the communal grounds. The principal bedroom suite boasts fitted wardrobes and an En suite bathroom complete with a separate shower. Bedroom two also includes fitted wardrobes, accompanied by a family bathroom.

The standout feature of this luxury gated development is undoubtedly its exquisite communal gardens, spanning approximately 3 acres of private grounds set within a greenbelt environment. Additionally, the property benefits from two allocated parking spaces.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.



Ground Floor



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

Lounge/dining room
22'10 x 18'3 max (6.96m x 5.56m max)

Kitchen
14'4 x 71 (4.37m x 21.64m)


Principal Bedroom
18'2 x 10'8 (5.54m x 3.25m)

En suite shower room
7'7 x 6'1 (2.31m x 1.85m)

Bedroom two
13'1 x 10'4 (3.99m x 3.15m)

Bathroom
7'9 x 5'6 (2.36m x 1.68m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	83
(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		

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.