



MERRY HILL ROAD, BUSHEY, WD23 1DU



PRESTIGE & VILLAGE

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Welcome to Haydon Hill House on Merry Hill Road in Bushey! This charming apartment boasts a delightful blend of history and modern living. With 1 reception room, 2 bedrooms, and 2 bathrooms, this property offers a comfortable and spacious living space spanning almost 1400 sq ft.

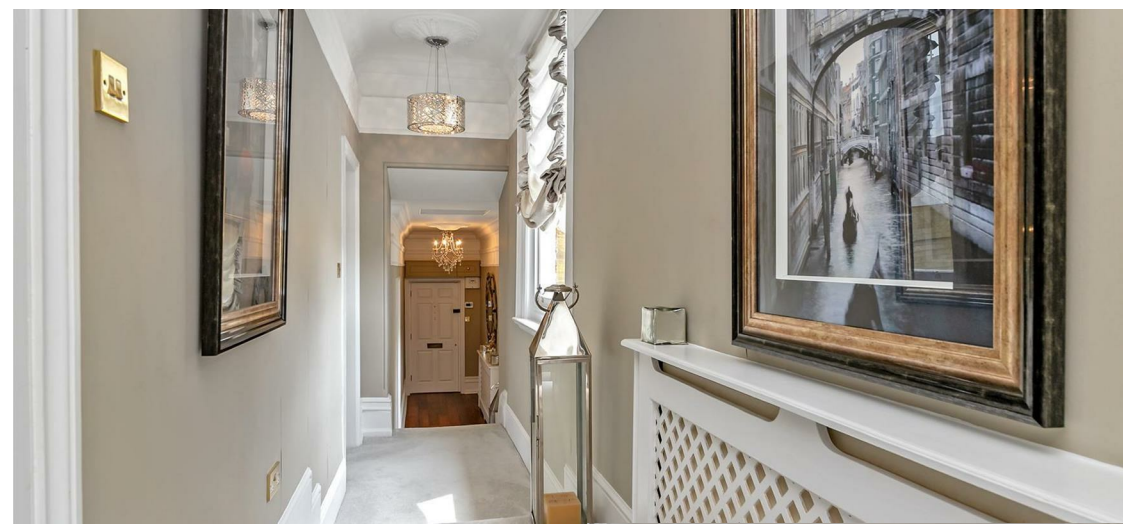
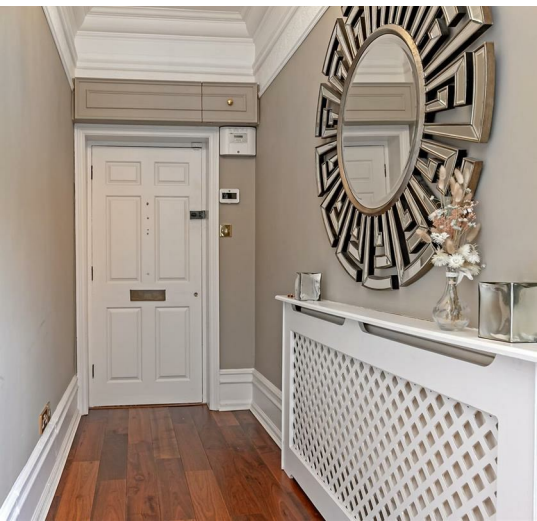
Situated in a building built back in 1800, this apartment exudes character and charm while providing all the conveniences of contemporary living. The location is ideal for those seeking a peaceful retreat yet still within easy reach of local amenities and transport links.

Whether you're looking for a cozy home with historical significance or a unique investment opportunity, Haydon Hill House offers a wonderful canvas for you to create your perfect living space. Don't miss out on the chance to own a piece of Bushey's history - book a viewing today!





- Grade II listed - steeped in history
- Elegant reception and dining room
- Principal bedroom with en-suite bathroom
- One further double bedroom
- Private garage and ample parking for residents and guests
- 4-acres of picturesque landscape grounds with one of oldest walled gardens in UK
- Gated property with entry-phone
- 999 year lease from 2020 plus share of Freehold
- Easy access to M1 & M25 motorways. Bushey station to London Euston in 18 mins
- Close to Bushey village & Atria shopping centre

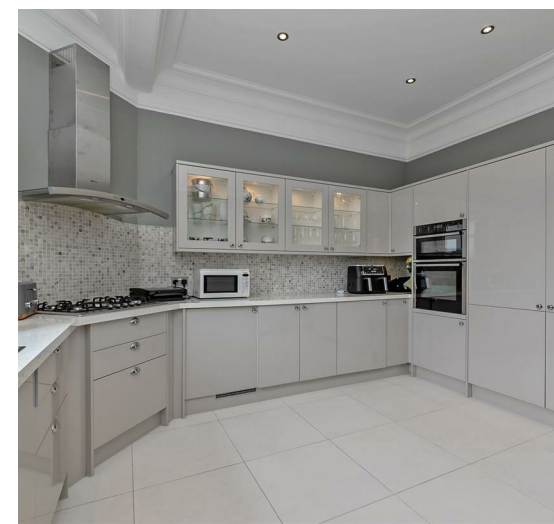




## SUMPTUOUS LIVING

Upon entering, you are greeted by a spacious reception room, perfect for hosting guests or relaxing in style. The modern fitted kitchen is a haven for any aspiring chef, providing the ideal space to create culinary masterpieces. With two inviting bedrooms, including a principal bedroom with an en-suite bathroom and built-in wardrobes in both rooms, this apartment offers both comfort and convenience.

Spanning an impressive 1383 sq ft, there is ample room to tailor this property to your taste and make it your own. The historic charm of Haydon Hill House is evident throughout, making it a truly special find for those who appreciate character and sophistication.



## OUTSIDE

Conveniently located, this residence offers easy access to London Euston with an 18-minute train journey, while central London is just 13 miles away by road. The gated entrance leads you through meticulously landscaped 4-acre grounds, home to one of the oldest walled gardens in England. Additionally, a private gate provides direct access to the stunning Attenborough fields and picturesque greenbelt countryside.

With the added bonus of a private garage and ample parking for residents and guests, Haydon Hill House offers a perfect blend of history, elegance, and modern living. Don't miss the chance to call this exceptional property your new home - where the past meets contemporary luxury in the heart of Bushey.





## ACCOMMODATION

### HALLWAY

### LOUNGE/DINING ROOM

22'8" x 21'10" (6.91m x 6.65m)

### KITCHEN / BREAKFAST ROOM

21'9" x 12' (6.63m x 3.66m)

### BEDROOM 2

18'1" x 11'7" (5.53 x 3.54)

### PRINCIPAL BEDROOM

18'4" x 10'2" (5.6 x 3.1)

### PRINCIPAL BEDROOM - EN-SUITE

### GUEST SHOWER ROOM





Located in the heart of Bushey village, Haydon Hill House on Merry Hill Road offers a unique opportunity to own a historic apartment dating back to 1800. This charming residence seamlessly blends historical elegance with modern comfort. The spacious reception room is ideal for entertaining, while the modern fitted kitchen caters to culinary enthusiasts. With two inviting bedrooms, including a principal bedroom with an en-suite bathroom and built-in wardrobes, the apartment ensures comfort and convenience. Spanning almost 1,400 sq ft, there is ample room for personalization. The historic charm throughout makes Haydon Hill House a truly special find for those who appreciate character and sophistication.





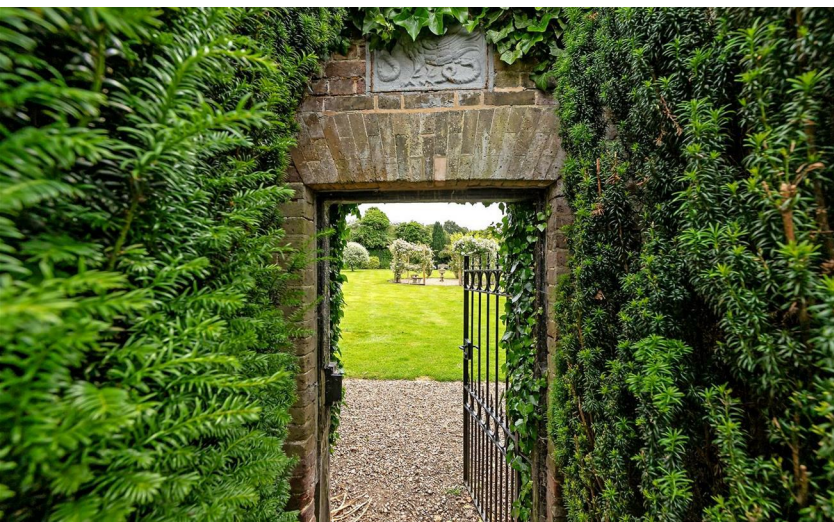


Conveniently situated, this residence offers an 18-minute train journey to London Euston, with central London only 13 miles away by road. The gated entrance welcomes you to meticulously landscaped 4-acre grounds, featuring one of England's oldest walled gardens. A private gate provides direct access to the stunning Attenborough fields and scenic greenbelt countryside.

Haydon Hill House also includes a private garage and ample parking for residents and guests, blending history, elegance, and modern living. Don't miss the chance to make this exceptional property your home, where historic charm meets contemporary luxury in the heart of Bushey.



Haydon House is ideally located for Bushey's local transport and amenities. Bushey has all the charm of a village and the town of Watford gives you enormous and varied shopping facilities plus the benefit of high speed train links into London and the North, as well as easy access to the M25, M1, A1M and A41. Excellent Motorway connections M1 and M25. Fast connection into London Euston 18 minutes from Bushey Station by train. Approximately 13 miles into central London. Close to Bushey Village.



## HERSTMERE Band F

Energy Efficiency Rating		Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-149	A			101-149	A		
81-100	B			100-149	B		
61-80	C			150-179	C		
41-60	D			180-214	D		
21-40	E			215-250	E		
1-20	F			251-300	F		
1-20	G			301-350	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

# TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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