

# Merryhill Road

Bushey, WD23 1FJ





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£2,250 PCM

- Available NOW
- Two Double Bedrooms
- Lounge/Dining Room
- Balcony overlooking grounds
- Kitchen/Breakfast Room with integrated appliances
  - En Suite & Family Bathroom
  - Ground Floor Apartment
- Three acres of delightful communal grounds
  - Two allocated parking spaces
  - Council tax band F & EPC Rating B







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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.

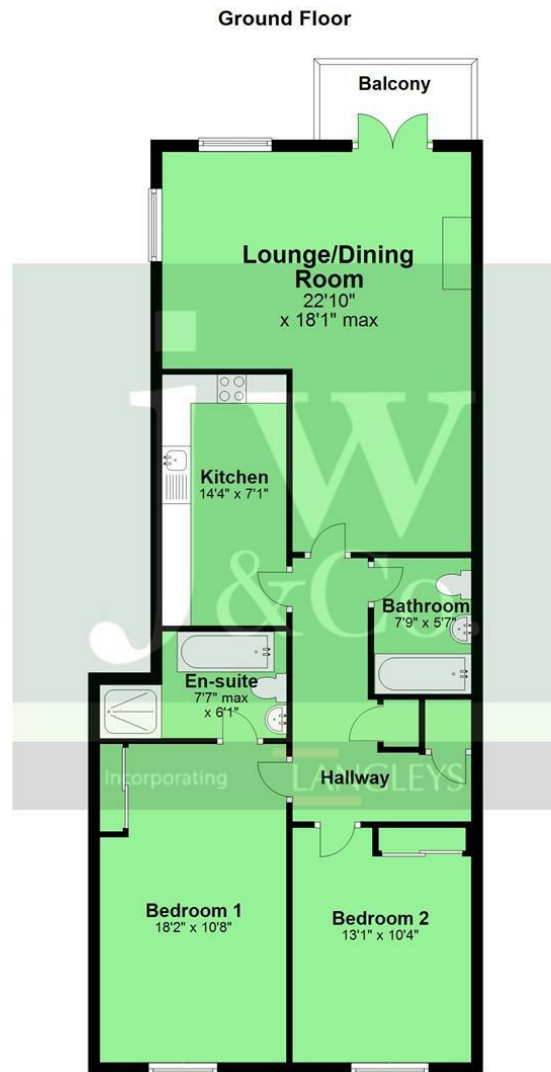
Upon entering, a spacious hallway welcomes you, leading to a modern kitchen/breakfast room equipped with integrated appliances. The generously sized lounge/dining room features patio doors opening to a balcony offering picturesque views of the communal grounds. The principal bedroom suite boasts fitted 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.

Available NOW

Five week deposit = £2884.00





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

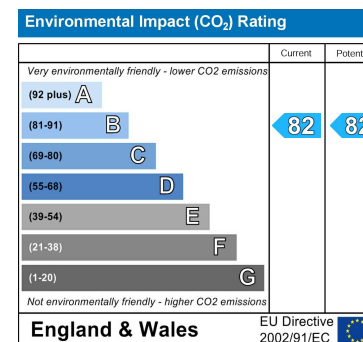
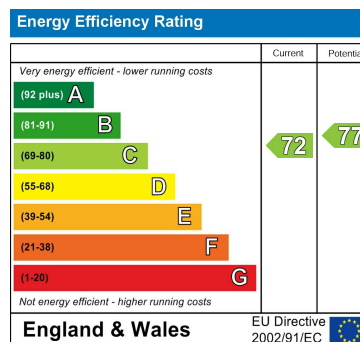
**Kitchen**  
14'4" x 7'1" (4.37m x 2.164m)

**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)



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