



**Kent House, Marlborough Drive, Bushey, WD23 2RR**

Asking price £1,300,000



**THE COLLECTION**  
...fine homes by Benjamin Stevens





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Bushey, WD23 2RR

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A unique opportunity to acquire this THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM FAMILY RESIDENCE situated on the ever so popular Royal Connaught Development, constructed by award winning developer, Comer Homes. The property is being offered in excellent decorative order throughout and benefits from: Guest Cloakroom, Spacious Living Accommodation With Access To Private Garden, Fully Fitted Kitchen/Diner, Master Bedroom With En Suite Dressing Room & Bathroom, Two Further Double Bedrooms, Family Bathroom, Private Garden / Communal Grounds, Allocated Parking. The property also has the added benefit of Leisure Facilities including Swimming Pool / Gymnasium / Tennis Courts and 24 Hour Security.



As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer: While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

- Council Tax Band: H £3800 per annum
- Tenure: This is a Leasehold property





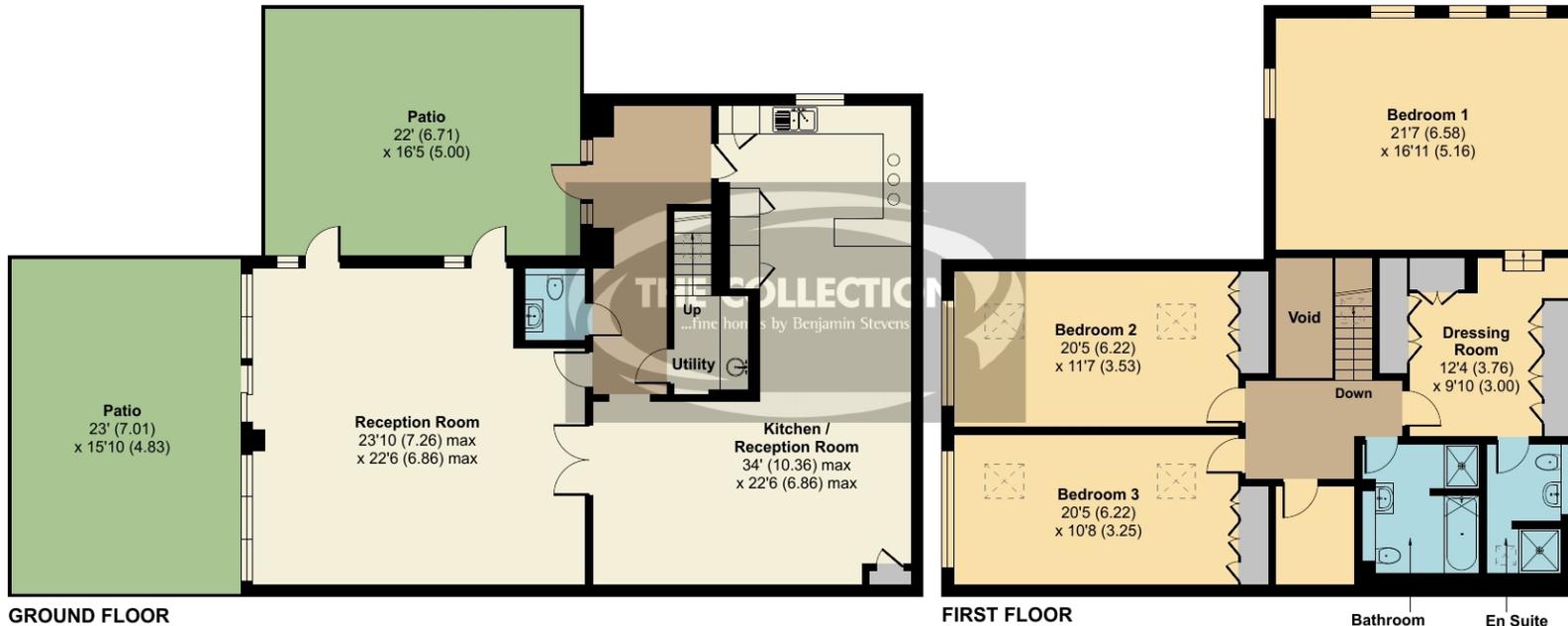




# Kent House, Marlborough Drive, Bushey, WD23

Approximate Area = 3093 sq ft / 287.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Benjamin Stevens . REF: 1008150

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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