



**BENJAMIN
STEVENS.**
estate agents



Marlborough Drive, Bushey WD23 2RR

Asking Price £1,300,000

A unique opportunity to acquire this FOUR BEDROOM, THREE 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: Spacious Living Accommodation With Access To Private Garden, Fully Fitted Open Plan Kitchen/Diner, Utility Room, Bedroom One With En Suite Dressing Room & Shower Room, Bedroom Two With En Suite Shower Room, Two Further Double Bedrooms, Family Bathroom, Private Garden / Communal Grounds, Allocated Parking For Three Cars. The property also has the added benefit of Leisure Facilities including Swimming Pool / Gymnasium / Tennis Courts and 24 Hour Security.

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Exterior:



Living Room/Open Plan Kitchen/Diner:



Entrance Hall:



Living Room/Open Plan Kitchen/Diner:



Living Room/Open Plan Kitchen/Diner:



Living Room/Open Plan Kitchen/Diner:



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Living Room/Open Plan Kitchen/Diner:



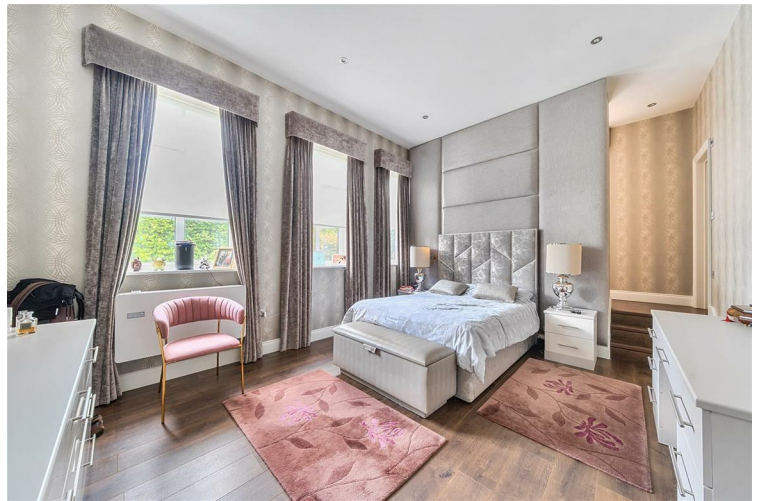
Study/Family Room:



Living Room/Open Plan Kitchen/Diner:



Bedroom One:



Living Room/Open Plan Kitchen/Diner:



En Suite Shower Room:



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Bedroom Two:



Bedroom Four:



En Suite Shower Room:



Family Bathroom:



Bedroom Three:



Private Garden:



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Private Garden:



Swimming Pool/Gymnasium:



Swimming Pool:



Exterior View:



Gymnasium:



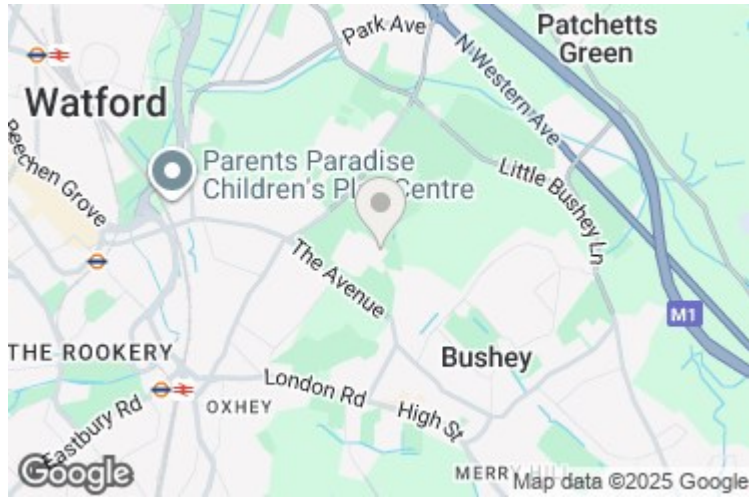
Tenure:

This is a leasehold property.
Council tax band H which is £4,578 per annum.
To the best of their knowledge the seller advises us there are approximately 115 years remaining on the lease with an annual Service Charge of £6,000 per year and £650 Ground Rent PA.
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.

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Kent House, Marlborough Drive, Bushey, WD23

Approximate Area = 2313 sq ft / 214.8 sq m

Limited Use Area(s) = 134 sq ft / 12.4 sq m

Total = 2447 sq ft / 227.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1370180

