



Stylish and luxurious Grade II listed townhouse.

2 Devonshire House, Marlborough Drive, Bushey, Hertfordshire, WD23 2RL

Leasehold



Under floor heating • Grade II listed building • 24 hour concierge • Health & fitness centre with pool & gym • Two parking spaces

#### Local information

Bushey is a highly sought after location positioned between Watford and Stanmore, with excellent local shopping facilities in Bushey Village and Bushey Heath.

There is well regarded schooling both private and state, including St Margaret's Girls School, Bushey Heath Primary School and Scared Heart Catholic School.

There are convenient links to Central London via Bushey Mainline station (Euston 25 minutes approx.) and the Jubilee Line from Stanmore station connects direct to the West End. Junction 5 M1 and Junction 19 M25 provide excellent connections to London, Heathrow and the UK motorway network.

The Atria shopping centre at Watford is approximately 1.3 miles away with access to Watford High Street station as well as bowling alley, cinema and extensive restaurants.

#### About this property

Royal Connaught Park is a private gated development, formerly The Royal Masonic School, with concierge, 24 hours security, and extensive visitors parking. It represents a superb lifestyle choice with 100 acres of grounds, a private state of the art health and fitness centre located in the original signature building, including a superb indoor heated swimming pool, jacuzzi and sauna. There are 2 tennis courts

in the grounds and courtesy bus service to Bushey and Watford Junction railway station.

Laid out over three floors the converted accommodation is of high quality specification and blends architectural features with modern conveniences such as underfloor heating, and Miele kitchen appliances.

The ground floor has reception hallway, staircase, guest cloakroom and ceramic tiled flooring. The L shaped open plan living space has high ceilings creating great volume and the sitting area has a feature fireplace while the kitchen is well fitted with cream units and quartz work tops and Miele integrated appliances. There is a separate utility room off the hallway with further sink and cabinets.

The first floor has two good size bedroom with fitted wardrobes and two bathrooms, one en suite shower room and one family bathroom.

The top floor is given over to the generous principal bedroom suite. The large bedroom has fitted wardrobes while the en suite bathroom has both bath and shower cubicle.

The property has the benefit of two parking spaces, one over ground that is located close by and is visible from the living room and one underground.

#### Tenure

Leasehold





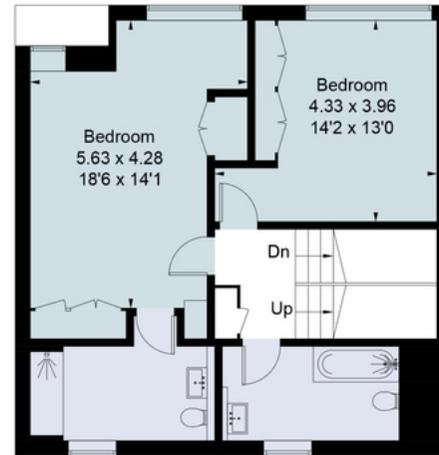
Approximate Area = 183.5 sq m / 1975 sq ft  
Including Limited Use Area (5.8 sq m / 62 sq ft)  
For identification only. Not to scale.  
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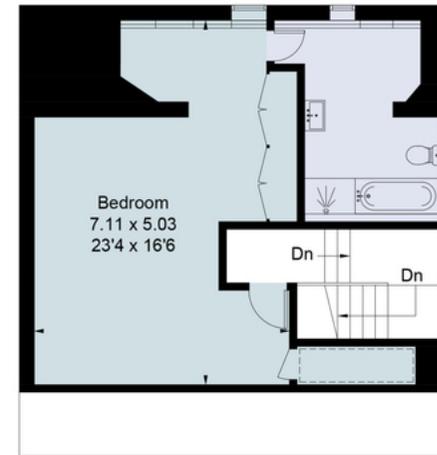
 = Reduced head height below 1.5m



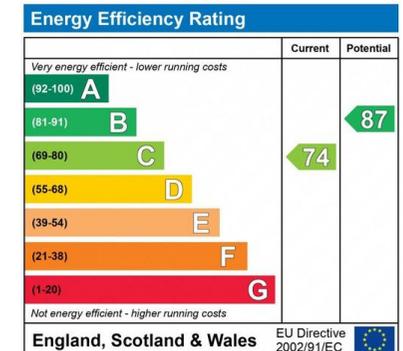
Ground Floor



First Floor



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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