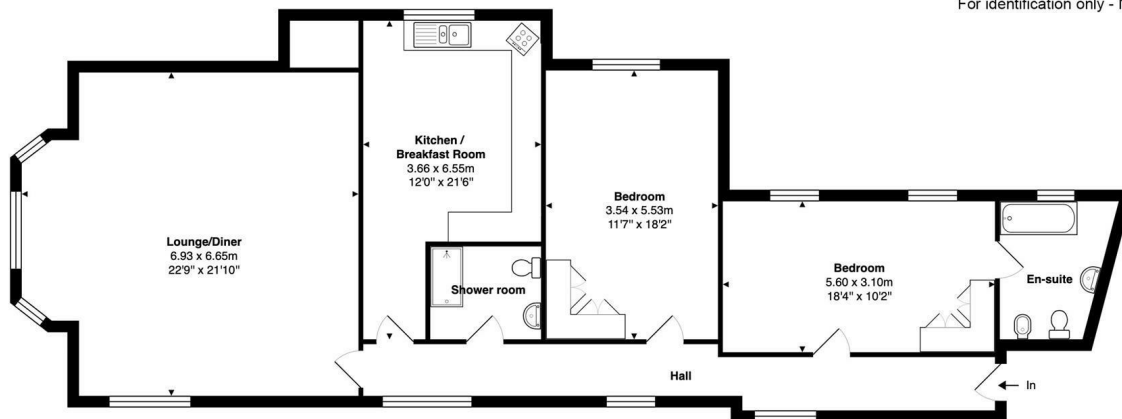




Merry Hill Road, Bushey

£750,000

- Grade II Listed Conversion
- 2 Bedrooms
- Garage & Parking
- Offered in excellent condition
- Gated Entrance
- 1,374 sq.ft 1st floor apartment
- Share of Freehold
- 3 Acres of Private Communal Grounds
- 1 Bathroom, 1 Ensuite
- NO CHAIN



1st Floor Flat

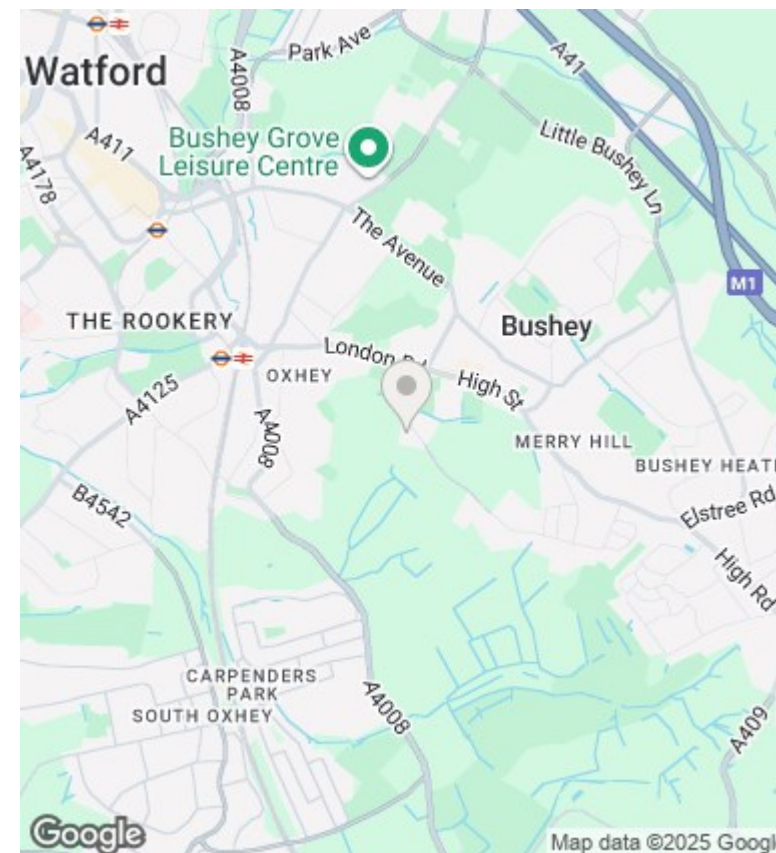
Total Area: 127.7 m² ... 1374 ft²

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



Haydon Hall, WD23

Approximate Area = 127.7m sq / 1374 sq ft
For identification only - Not to Scale



Directions

Situated on the sought-after Merry Hill Road, this property enjoys an enviable Bushey location with excellent local amenities close at hand. Just a short distance from Bushey Station, residents benefit from fast rail connections into London, as well as easy access to the A41, M1 and M25 for convenient road travel. Regular local bus services also link the neighbourhood with Watford and surrounding areas.

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

F

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

61