



Devonshire House, Bushey, WD23 2RL  
£3,750 Per Calendar Month Council Tax Band H

**REAL ESTATES**  
Est.1981

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\* AVAILABLE 23 MARCH \* FURNISHED \* A 3 BEDROOM, 3 BATHROOM (2 EN SUITE) TOWNHOUSE situated in this gated development with the benefit of concierge, 24 hours security, and extensive visitors parking. There is 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.

The accommodation is arranged over 3 floors and includes a kitchen/reception room, study and guest cloakroom to the ground floor. The 1st floor provides 2 bedrooms and 2 bathrooms (1 en suite). The top floor provides a spacious master suite with en suite bathroom. All bedroom have fitted wardrobes. Under floor heating.

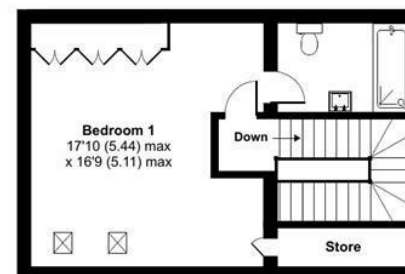
Royal Connaught Park is a Grade II listed complex and the original buildings were designed by the Victorian architects Gordon, Lowther & Gunton. Today this magnificent collection of buildings still enjoys superb views across its own 100 acres of mature landscaped grounds.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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	

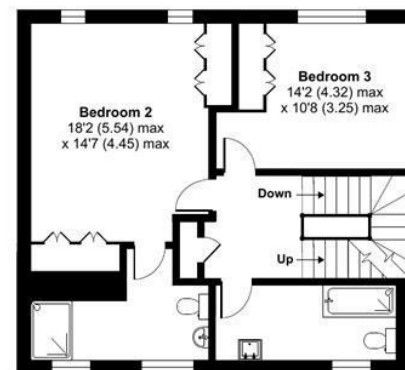
## Marlborough Drive, Royal Connaught Park, Bushey, WD23

Approximate Area = 1858 sq ft / 172.6 sq m

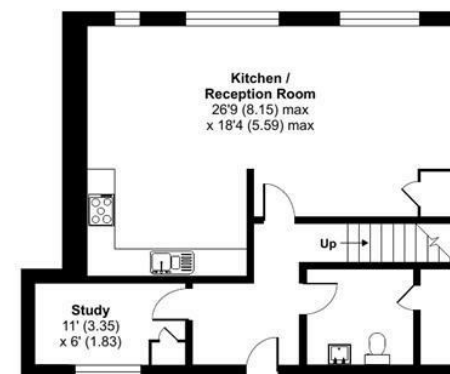
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Real Estates. REF: 944105