



## Royal Connaught Park

Bushey

£749,999

A three bedroom, chain-free, semi detached house available with Davidson Frost-Wellings in the popular Royal Connaught Park.

Downstairs the house is well laid out with a large family room with kitchen, dining and living space with sliding doors leading to a private rear garden. There is also an additional reception room, guest WC, utility room and ample storage.

Upstairs the property has a master bedroom with attractive views over the Royal Connaught grounds and an en suite bathroom, with two further double bedrooms, both with built-in storage and a family bathroom. The house has electric blinds and curtains, lots of built-in storage and two allocated parking spaces just outside the front door.

The house is a modern and semi-detached within this private gated development, formerly The Royal Masonic School. The house comes with access to the on-site leisure centre with gym and swimming pool, tennis courts, events space, a shuttle bus to station and shopping centre, 100 acres of grounds and 24 hour security.

Leasehold of 125 Years from 1st January 2016.  
Service charges of approximately £5,580 per year.  
Ground rent of approximately £720 per year.  
Hertsmere Council Tax Band G.

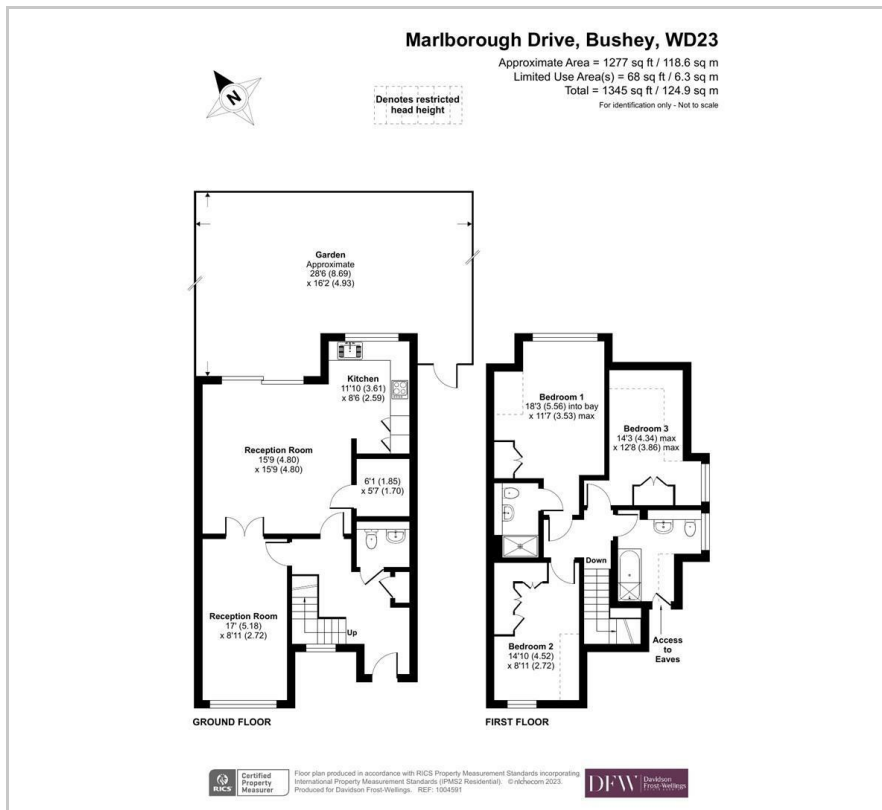
- Three Bedrooms
- Two Bathrooms
- Private Garden
- Two Parking Spaces
- Chain Free
- Semi-Detached Leasehold

### Viewing

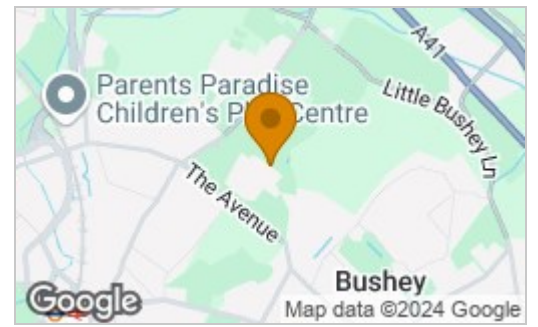
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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