



BUSHEY WD23 1DY



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MERRY HILL CLOSE





MERRY HILL
CLOSE

A boutique development of six new homes with premium internal finishes on one of Bushey's most desirable roads.

A SUBURBAN OASIS

Our development at Merry Hill Close comprises just 6 new homes accessed via a private road in one of the most desirable and quiet parts of Bushey, while remaining close to local amenities of the High Street.

CONTEMPORARY CHARACTER

Enjoy all the benefits of new build with traditional interior details which add luxury character to your new home.



A PLACE TO RECHARGE

Our functional spatial layouts lend themselves to true family living with space to rest and entertain, with floor to ceiling windows and plenty of light in living spaces as well as neutral decor.



HEART OF THE HOME

Beautiful kitchens with premium appliances and plenty of space to prepare meals and entertain, while cooking.



CONTEMPORARY CHARACTER

Enjoy all the benefits of new build with traditional interior details which add luxury character to your new home.



SLEEP EASY

In the bright and airy bedrooms, with plush carpets, elegant coving and mirrored wardrobes



TIMELESS ELEGANCE

Enjoy spacious bathrooms with premium fixtures and fittings including walk in showers and freestanding bath tubs (not all units, please refer to individual house floor plans).



ENJOY THE OUTDOORS

Whether it's your morning coffee or a weekend barbecue, enjoy good weather in style from the comfort of your own home.



BUSHEY

A PLACE TO CALL HOME

Bushey is one of London's favourite neighbourhoods. Particularly popular with families, it has a number of good schools, parks and open spaces as well as plenty of shops, cafes and restaurants. The perfect place to make your home for years to come.





MERRY HILL CLOSE

LOCATION

○ RESTAURANTS & PUBS

- 1. The Victoria
- 2. Vincenzo Pizza
- 3. The Swan
- 4. The King Stag
- 5. Barracuda
- 6. Vu Lounge
- 7. Bella Rosa Bushey

○ RETAIL

- 1. Aldi
- 2. Tesco
- 3. King George Recreation Ground
- 4. Spar
- 5. RefillAbell Watford
- 6. B&G Watford

○ CAFES

- 1. Villiers Coffee House
- 2. Duran's Bistro Grill
- 3. Bushey Cafe
- 4. Costa Coffee

○ LEISURE & RECREATION

- 1. Attenborough Fields
- 2. Bushey Country Club
- 3. Bushey Rose Garden
- 4. Lower Haydon Hill
- 5. St Margarets Sports Centre
- 6. Oxhey Park

○ EDUCATION

- 1. Sacred Heart Primary School
- 2. The Grange Academy
- 3. Falconer School
- 4. St Halida's Preparatory School
- 5. Bushey Manor Junior School
- 6. Bushey and Oxhey Infant School





THE VICTORIA | 0.9 miles | 39 Chalk Hill, Watford WD19 4BU, United Kingdom
One of the areas best loved pubs, with a tastefully renovated interior and regularly changing food trucks. Locals come here for the beer garden and super friendly staff.



ANDREW'S | 14 High Rd, Bushey
Enjoy quality fresh produce from this much loved local greengrocer with amazing knowledge and personal service.



SIMMONS BAKERS | 33 Harcourt Rd, Bushey
Recently opened artisan baker with a delicious range of freshly made breads and pastries.



HARTSBOURNE GOLF COURSE | 2.3 miles | High St, Bushey WD23 1TT, United Kingdom
Right on your doorstep, Hartsbourne offers players two courses (9 or 18 holes) and boasts many well known international players as its guests. The elegant clubhouse restaurant and bar are a great place to eat or relax and catch up with fellow golfers.



VILLIERS COFFEE | 30A Villiers Rd, Bushey
Top quality barista-made coffee and a fantastic range of food choices, always of the highest order and a delightful neighbourhood buzz.



LA CASA | 84 High St, Bushey
Your local Italian, just 0.3 miles from Merry Hill Close. Favourites include seafood spaghetti and of course the tiramisu, just like nonna makes it.

MERRY HILL CLOSE

DEDICATED PARKING

All of our homes at Merry Hill Close come with two dedicated car parking spaces (indoor / outdoor depending on house).





MERRY HILL CLOSE

KITCHEN

- Ash Shaker-style units hand-painted or in oak finishes (subject to exchange of contracts)
 - Feature under-cabinet lighting to wall units
- Quartz stone 30mm worktops, splashbacks to hob and perimeter upstands
- Stainless steel one-and-a-half bowl under-mounted sink
 - Miele double oven and Miele 5-ring gas hob
- Quooker brass tap provides hot, cold, filtered and boiling water
 - Integrated extractor hood within kitchen island
 - Full height integrated fridge
 - Full height integrated freezer
 - Integrated dishwasher

UTILITY AND WC
(WHERE APPLICABLE)

- Free-standing separate washing machine and tumble dryer
 - Stainless steel sink (if space permits)
 - Storage cupboards
- Built-in joinery vanity unit with wash basin and storage
 - Stone worktop
 - Wall-mounted backlit mirror
- Wall-mounted WC with soft closing seat and dual flush controls

PRINCIPAL ENSUITE AND
ENSUITE SHOWER ROOMS

- Built-in joinery vanity unit with wash basin and storage
 - Stone worktops where applicable
 - Wall mirror with feature lights
- Wall-mounted WC with soft-closing seat and dual flush controls
 - Walk-in low profile shower tray with glass shower enclosure / screen
- Bath with mixer taps (selected principal ensuites only)

BEDROOMS

- Fitted wardrobes to principal bedrooms only
- Additional wardrobes are available at a separate cost, speak to our selling agents for more details
- Selected units have walk-in wardrobes (see floor plans for more details)

HEATING

- Air conditioning to living rooms and master bedrooms
 - Electric heating
- Underfloor heating to all ground floor rooms and radiators on upper floors
 - Towel radiators to bathrooms

INTERNAL FINISHES

- Wood flooring to entrance hall, coat cupboard, open-plan kitchen, dining room and drawing room
- Fitted carpets to all bedrooms
- Stairs have wide splayed bottom step with hardwood balusters and handrail, fitted with central carpet runner
- Coveing to all ceilings apart from bathrooms
- Internal doors are two-panel raised and fielded with a grey, stained oak veneer finish to the ground floor and hand-painted to the upper floors

ELECTRICAL FITTINGS

- Wired for BT Hyperoptic up to 1GB speed (subject to purchase)
- Provision for Sky Q, TV with wiring as standard to the drawing room, family room, study and principal bedroom
- Energy efficient LED downlights with dimmer function to reception rooms and principal bedroom
- Automatic lighting to wardrobes and storage cupboards
- High finish sockets with USB to the kitchen, study and principal bedroom
- Shaver sockets to principal en suite, family bathroom and en suite shower rooms
- Garages are plastered, painted and have power and light. Each garage has the infrastructure for the purchase to pay for and electric car charger to be installed. For more details, please go to: <https://www.gov.uk/government/collections/government-grants-for-low-emission-vehicles>

EXTERNAL FINISHES

- Feature entrance door with multipoint locking system
- Selected areas of rear gardens landscaped with turf, planting and paving
- External tap to the side of the house
- Exterior lights to front and rear

SECURITY AND PEACE OF MIND

- Hard-wired alarm system
- Mains powered smoke / heat detectors with battery backup
- 10-year ICW Warranty
- Secure electric entrance gates
- Low-level lighting to communal areas
- Provision has been made to wire in security cameras

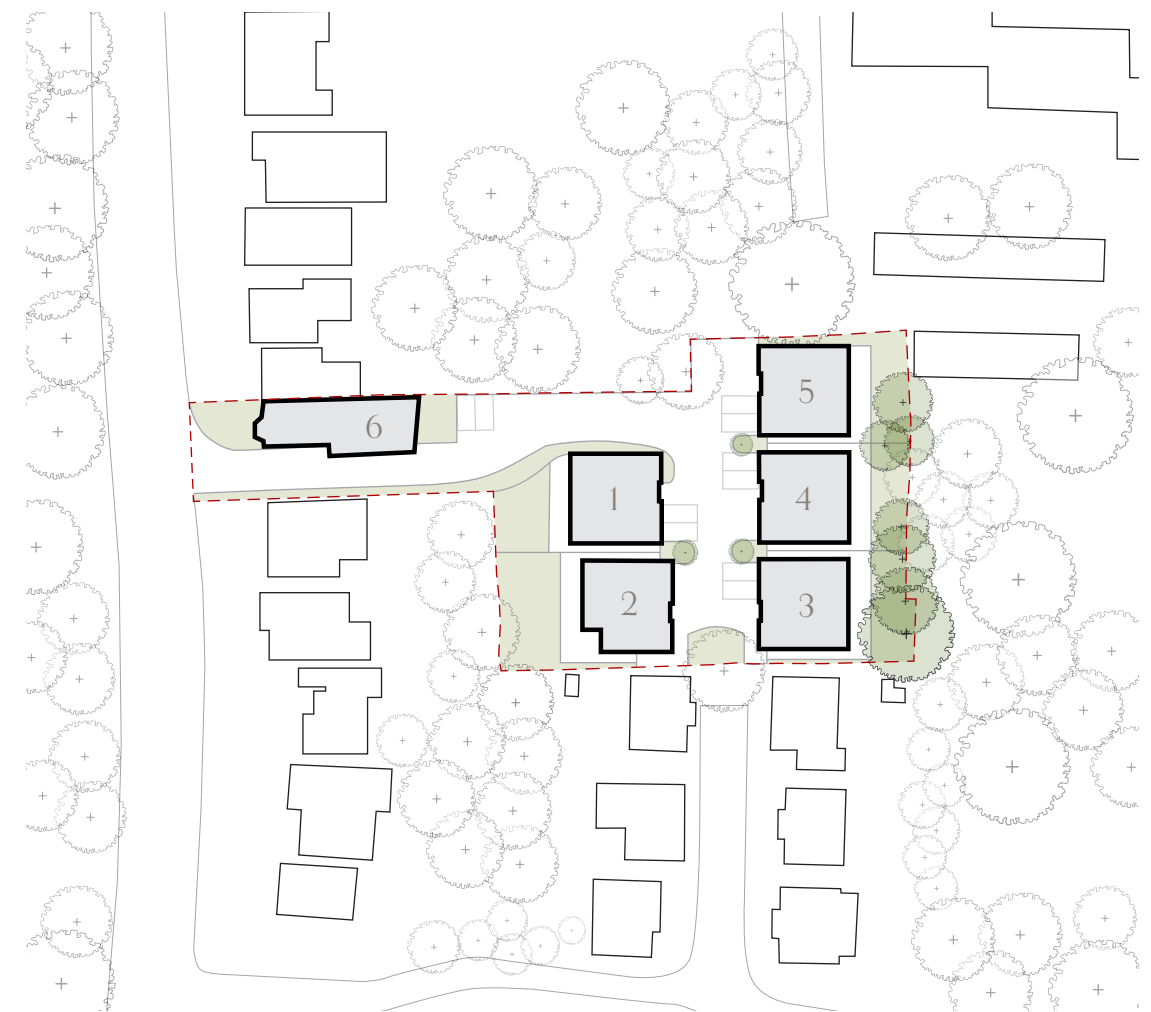
TENURE AND MANAGEMENT COSTS

- The houses are sold as freehold
- Appointed Managing Agents will be responsible for overseeing the communal areas
- Each owner will ay a fair proportion of the estate management running cost. For more information, please speak to our sales staff.

DISCLAIMERThe specification of this development is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the individual sale contracts. The information contained here does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

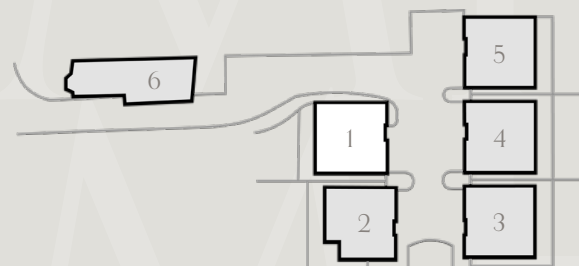
FLOOR PLANS

Each of the new homes at Merry Hill Close have either four or five bedrooms, two dedicated car parking spaces and rear gardens.



Please note floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. Best efforts have been made to ensure the data provided is correct and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed, and no representation or warranty is made in that regard.

MH



HOUSE 1

193 sq m - 2077 sq ft
4 bedrooms

LIVING ROOM / KITCHEN
4.68 x 11.32 m 15'4" x 37'2"

DINING ROOM
5.02 x 4.90 m 16'5" x 16'1"

STUDY
3.22 x 4.75 m 10'7" x 15'7"

WC
1.65 x 1.40 m 5'5" x 4'7"

BATHROOM
1.70 x 2.87 m 5'7" x 9'5"

BEDROOM 1
5.16 x 5.16 m 16'11" x 16'11"

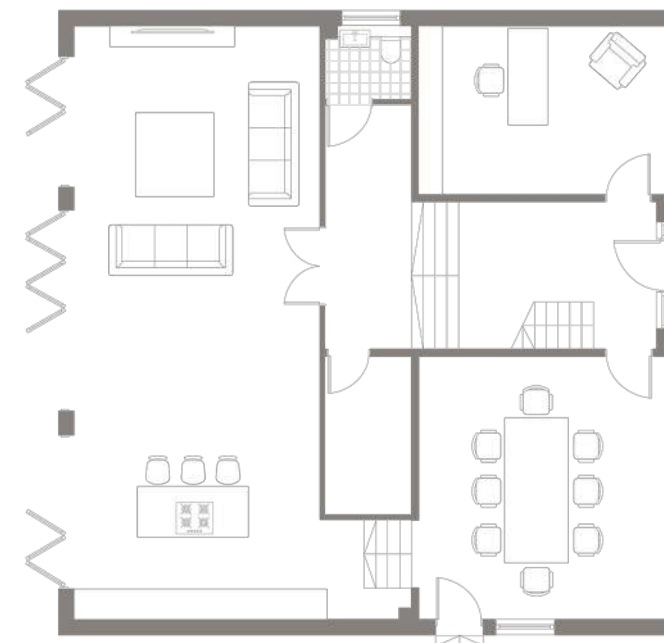
ENSUITE
3.73 x 2.46 m 12'3" x 8'1"

BEDROOM 2
5.06 x 3.03 m 16'7" x 9'11"

BEDROOM 3
2.81 x 4.22 m 9'2" x 13'10"

BEDROOM 4
3.29 x 3.17 m 10'9" x 10'5"

MERRY HILL CLOSE



GROUND FLOOR

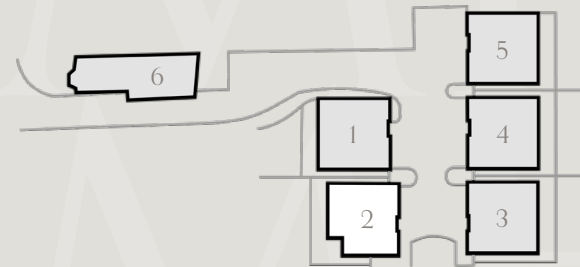


FIRST FLOOR

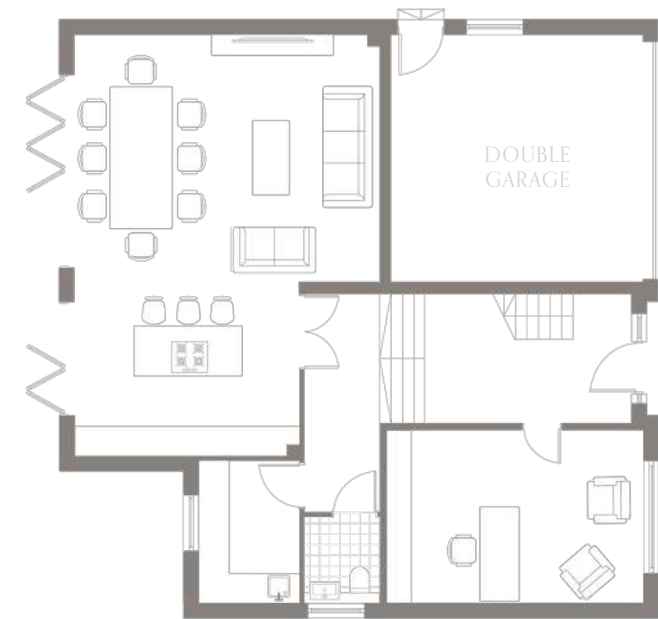


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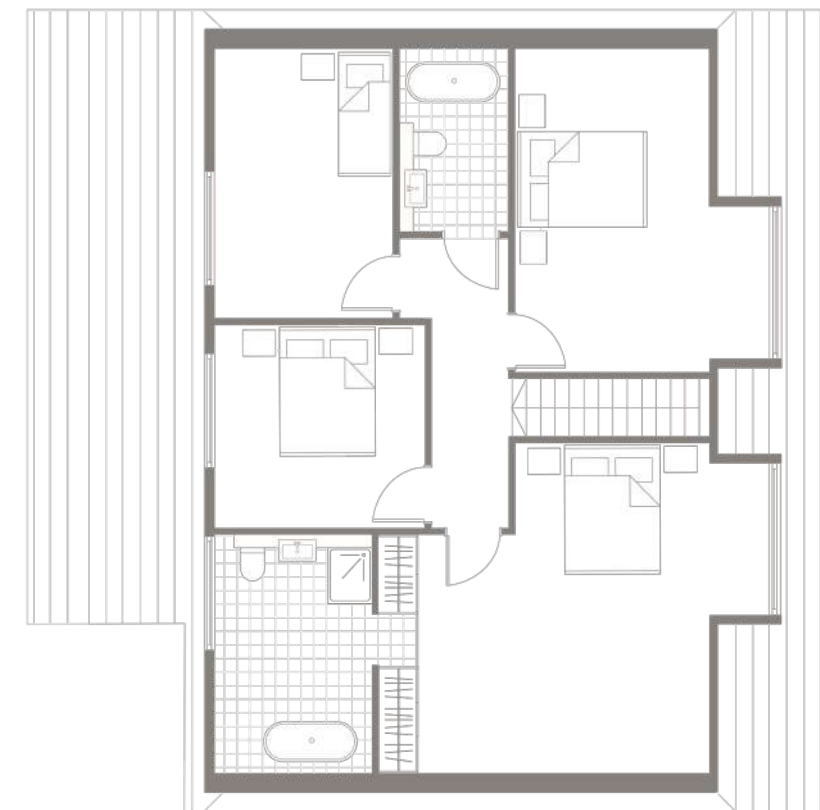
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MERRY HILL CLOSE



GROUND FLOOR



FIRST FLOOR



HOUSE 2

186 sq m - 2002 sq ft
4 bedrooms

LIVING / KITCHEN / DINING
6.08 x 8.39 m 19'11" x 27'6"

STUDY
5.10 x 3.44 m 16'9" x 11'3"

WC
1.70 x 1.50 m 5'7" x 4'11"

GARAGE
5.10 x 5.02 m 16'9" x 16'5"

BATHROOM
1.70 x 2.87 m 5'7" x 9'5"

BEDROOM 1
5.16 x 5.16 m 16'11" x 16'11"

ENSUITE
3.74 x 2.46 m 12'3" x 8'1"

BEDROOM 2
5.06 x 3.03 m 16'7" x 9'11"

BEDROOM 3
2.81 x 4.22 m 9'2" x 13'10"

BEDROOM 4
3.29 x 3.17 m 10'9" x 10'5"

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MH



HOUSE 3

237 sq m - 2551 sq ft
5 bedrooms

LIVING ROOM / KITCHEN
4.59 x 11.32 m 15'1" x 37'2"

DINING ROOM
5.02 x 4.44 m 16'5" x 14'7"

STUDY
4.44 x 3.20 m 14'7" x 10'6"

WC
2.00 x 1.40 m 6'7" x 4'7"

BATHROOM
1.70 x 2.70 m 5'7" x 8'10"

BEDROOM 1
3.02 x 4.25 m 9'11" x 13'11"

ENSUITE 1
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 2
4.09 x 3.05 m 13'5" x 10'

ENSUITE 2
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 3
3.98 x 3.05 m 13'1" x 10'

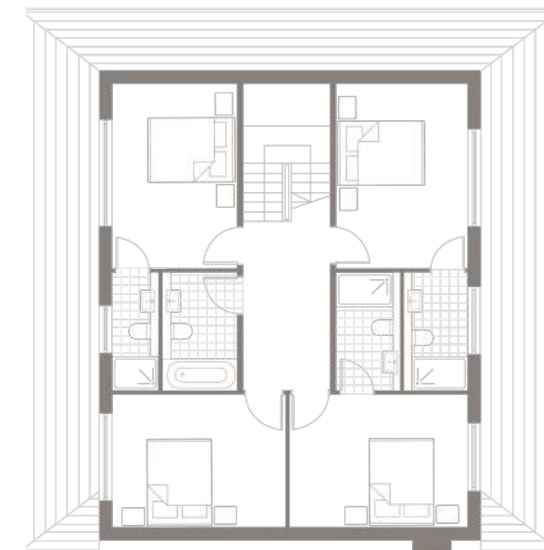
BEDROOM 4
4.25 x 2.87 m 13'11" x 9'5"

ENSUITE 4
1.07 x 2.70 m 3'6" x 8'10"

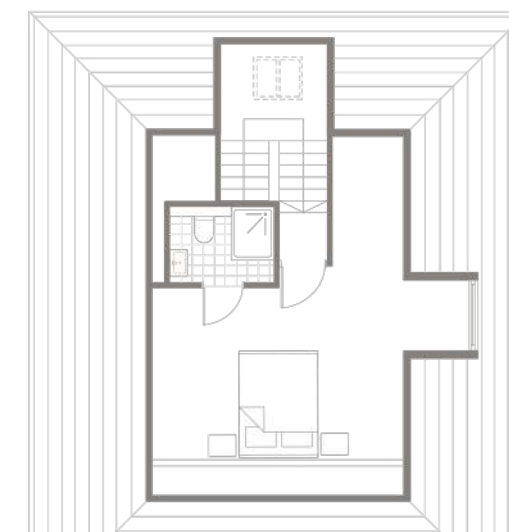
MERRY HILL CLOSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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MH



HOUSE 4

237 sq m - 2551 sq ft
5 bedrooms

LIVING ROOM / KITCHEN
4.59 x 11.32 m 15'1" x 37'2"

DINING ROOM
5.02 x 4.44 m 16'5" x 14'7"

STUDY
4.44 x 3.20 m 14'7" x 10'6"

WC
2.00 x 1.40 m 6'7" x 4'7"

BATHROOM
1.70 x 2.70 m 5'7" x 8'10"

BEDROOM 1
3.02 x 4.25 m 9'11" x 13'11"

ENSUITE 1
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 2
4.09 x 3.05 m 13'5" x 10'

ENSUITE 2
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 3
3.98 x 3.05 m 13'1" x 10'

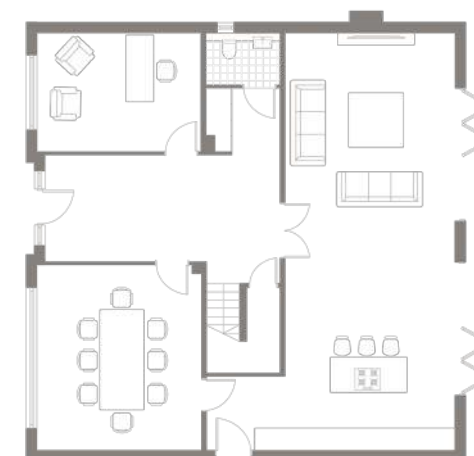
BEDROOM 4
4.25 x 2.87 m 13'11" x 9'5"

ENSUITE 4
1.07 x 2.70 m 3'6" x 8'10"

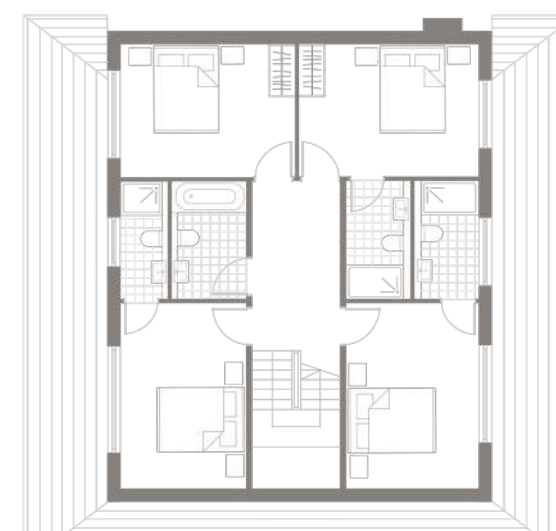
BEDROOM 5
4.72 x 6.74 m 15'6" x 22'1"

ENSUITE 5
1.42 x 1.96 m 4'8" x 6'5"

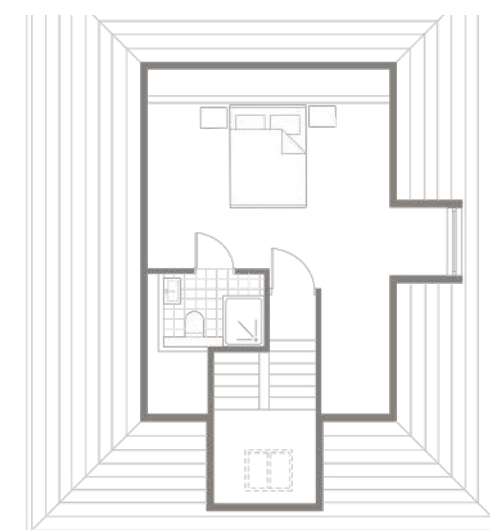
MERRY HILL CLOSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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MH



HOUSE 5

237 sq m - 2551 sq ft
5 bedrooms

LIVING ROOM / KITCHEN
4.59 x 11.32 m 15'1" x 37'2"

DINING ROOM
5.02 x 4.44 m 16'5" x 14'7"

STUDY
4.44 x 3.20 m 14'7" x 10'6"

WC
2.00 x 1.40 m 6'7" x 4'7"

BATHROOM
1.70 x 2.70 m 5'7" x 8'10"

BEDROOM 1
3.02 x 4.25 m 9'11" x 13'11"

ENSUITE 1
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 2
4.09 x 3.05 m 13'5" x 10'

ENSUITE 2
2.70 x 1.46 m 8'10" x 4'9"

BEDROOM 3
3.98 x 3.05 m 13'1" x 10'

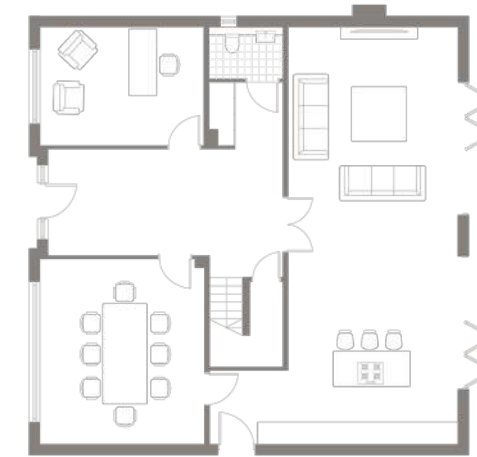
BEDROOM 4
4.25 x 2.87 m 13'11" x 9'5"

ENSUITE 4
1.07 x 2.70 m 3'6" x 8'10"

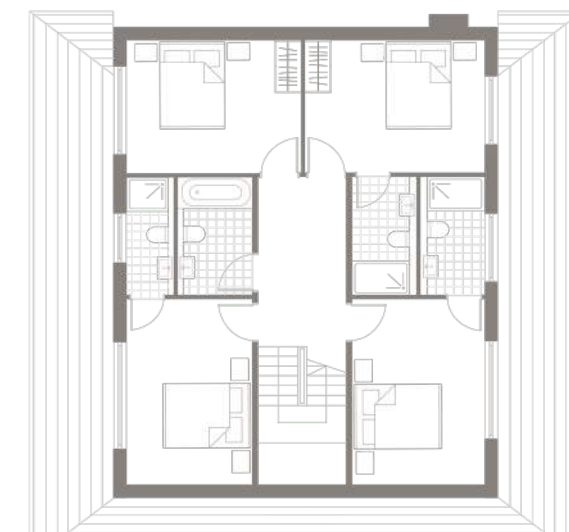
BEDROOM 5
4.72 x 6.74 m 15'6" x 22'1"

ENSUITE 5
1.42 x 1.96 m 4'8" x 6'5"

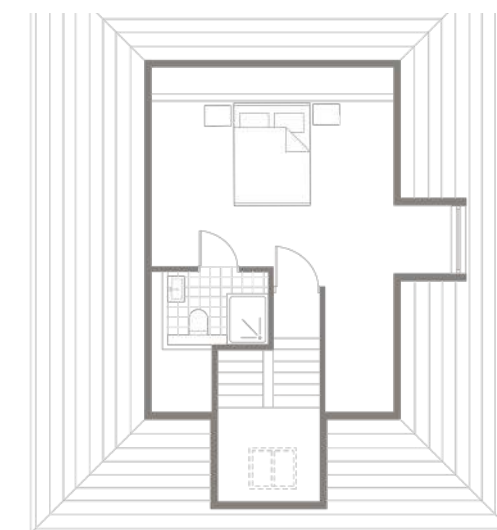
MERRY HILL CLOSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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HOUSE 6

146 sq m - 1572 sq ft
4 bedrooms

LIVING / DINING / KITCHEN
5.89 x 8.84 m 19'4" x 29'

SITTING ROOM
3.09 x 3.43 m 10'2" x 11'3"

WC
1.80 x 1.00 m 5'11" x 3'3"

BATHROOM
1.85 x 2.10 m 6'1" x 6'11"

BEDROOM 1
4.79 x 2.89 m 15'8" x 9'6"

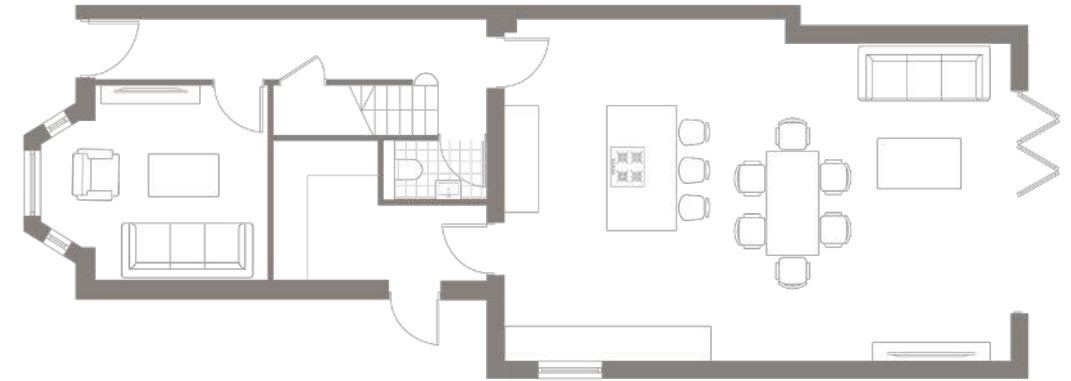
ENSUITE
1.27 x 2.20 m 4'2" x 7'3"

BEDROOM 2
2.84 x 2.89 m 9'4" x 9'6"

BEDROOM 3
4.67 x 2.49 m 15'4" x 8'2"

BEDROOM 4
2.00 x 3.09 m 6'7" x 10'2"

MERRY HILL CLOSE



GROUND FLOOR



FIRST FLOOR

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SALES ENQUIRIES



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020 8866 0000

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MERRY HILL CLOSE

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