# **Dexters**



## Merriman Road, SE3 £750,000

Fabulous three bedroom semi detached house which has been extended to the rear and comes with a driveway, large garden and is an excellent family home.

Situated in a popular residential road which is close to local shops, excellent transport links and within easy reach of Blackheath Village and Greenwich Park. Within catchment area of Leigh Academy secondary school.

#### Features

Extended Three Bedroom Semi Large Kitchen/Reception Room Two Bathrooms Garden Room/Office Close To Leigh Academy Good Transport Links



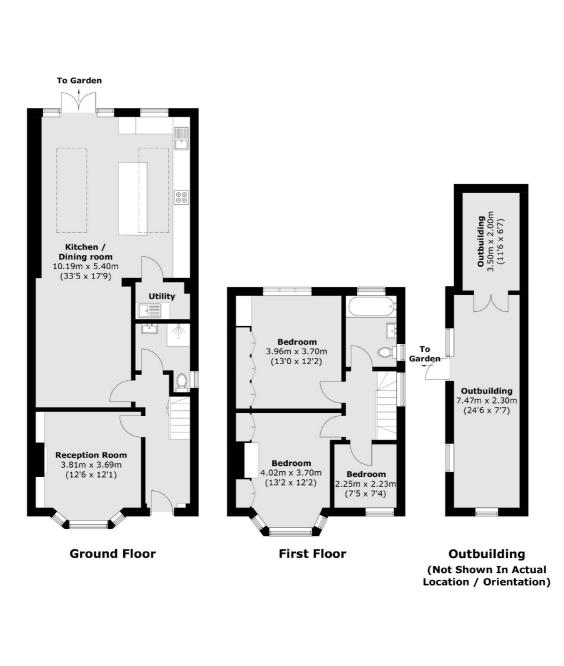
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There is a reception room to the front which the current owners use as a guest bedroom, as the ground floor also benefits from a second shower room. The rear reception and kitchen have been extended and now provides a large family room with a modern kitchen with built in appliances, an island unit, plenty of space for living and dining and views over the rear garden.

Upstairs are three bedrooms and a family bathroom, there is loft space which could be converted to provide a further bedroom. The large rear garden has a brick built outhouse which is currently used as an office and a gym.



### Merriman Road, London, SE3



Total area (approx.): 118.5 sq. m (1,275.5 sq. ft) Outbuilding: 24.5 sq. m (263.7 sq. ft)



Blackheath 1 Stratheden Road London SE3 7SX Sales 020 8815 2200 Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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