



## The Bungalow, School Lane, Merry Hill, WD23 1SS

**A 4 BEDROOM 3 BATHROOM DETACHED FAMILY HOME  
COMPLETELY RE-BUILT & REFURBISHED IN LAST 18 MONTHS  
TO AN EXTREMELY HIGH STANDARD  
ENTRANCE HALL, UTILITY ROOM  
LIVING ROOM & STUDY  
OPEN PLAN KITCHEN, DINING AREA & FAMILY ROOM  
BEDROOM 4 AND GROUND FLOOR SHOWER ROOM  
MAIN BEDROOM WITH DRESSING ROOM & EN-SUITE SHOWER  
2 FURTHER BEDROOMS & FAMILY BATHROOM  
UNDER FLOOR HEATING THROUGHOUT GROUND FLOOR  
LANDSCAPED REAR GARDEN  
OFF STREET PARKING TO THE FRONT  
SOUGHT AFTER RESIDENTIAL LOCATION**

**Price £1,150,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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[www.churchillsbushey.co.uk](http://www.churchillsbushey.co.uk)

*These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract*

## ENTRANCE HALL

Staircase to the first floor, large coat cupboard with light, cupboard with laundry chute from first floor, double glazed window with fitted blind, tiled floor with under floor heating

## KITCHEN/ BREAKFAST ROOM

48'3" (14.71m) x 13'0" (3.96m)  
Contemporary fitted kitchen with range of base and wall cupboards, drawers and pull out storage, integrated fridge and freezer, dishwasher, pull out units, steamer oven, heating drawer, 2 conventional ovens and microwave, Quartz work surfaces with double inset sink unit and instant hot water tap, central island with breakfast bar, induction hob with pop up extractor and wifi controls, tiled floor with under floor heating, double glazed windows, door to utility, open to



## DINING AREA

Continued tiled floor with under floor heating, bi- fold doors leading to the garden, open to

## FAMILY ROOM

Continued tiled floor with under floor heating, double doors to the garden, door to study

## SITTING ROOM

17'2" (5.23m) x 13'8" (4.17m)  
Fire place feature, wood flooring with under floor heating, inset spotlights, double glazed windows to front bay with fitted blinds



## UTILITY ROOM

Circular sink unit, working surfaces, plumbing for washing machine and tumble dryer, cupboard housing gas fired central heating boiler, inset spotlights, door to ground floor shower and door to outside



## STUDY

10'3" (3.12m) x 8'0" (2.44m)  
Double glazed window to the front with fitted blind, inset spotlights, wood flooring with under floor heating



## BEDROOM 4

13'5" (4.09m) x 9'8" (2.95m)  
Fitted wardrobe cupboards, wood flooring with under floor heating, inset spotlights, double glazed window to the front with fitted blind



## GROUND FLOOR SHOWER ROOM

Modern suite with shower cubicle, low flush wc, wash hand basin with drawer under, inset spotlights, fitted demister mirror, tiled walls and floor with under floor heating, door to utility room

## FIRST FLOOR LANDING

Access to loft space with pull down ladder, skylight window, inset spotlights, cupboard with laundry chute



## MAIN BEDROOM

19'2" (5.84m) x 14'6" (4.42m)  
Double glazed window to the front, double doors to balcony overlooking the garden, inset spotlights, door to



## DRESSING ROOM

Skylight window, door to

## EN-SUITE SHOWER ROOM

Double shower cubicle, low flush wc, wash hand basin with drawer under, fitted demister mirror, tiled walls and floor, inset spotlights, ladder radiator

## BEDROOM 2

15'6" (4.72m) x 14'3" (4.34m)  
Double doors to balcony, overlooking the garden, inset spotlights

**BEDROOM 3**

17'3" (5.26m) Max x 11'9" (3.58m)  
Inset spotlights, double glazed window to the front

**FAMILY BATHROOM**

Modern white suite comprising panelled bath with mixer taps and shower attachment, separate shower cubicle, low flush wc, wash hand basin with drawer under, ladder radiator, inset spotlights, tiled walls and floor,

**OUTSIDE**

**LANDSCAPED REAR GARDEN**

Tiled patio continued from kitchen/family room, retaining wall with steps up to lawn, outside tap and lighting, solar lighting, gated side access

**OFF STREET PARKING**

To the front of the property

**COUNCIL TAX**

Hertsmere Borough Council Tax  
Band G £2995.18 (2020-2021)



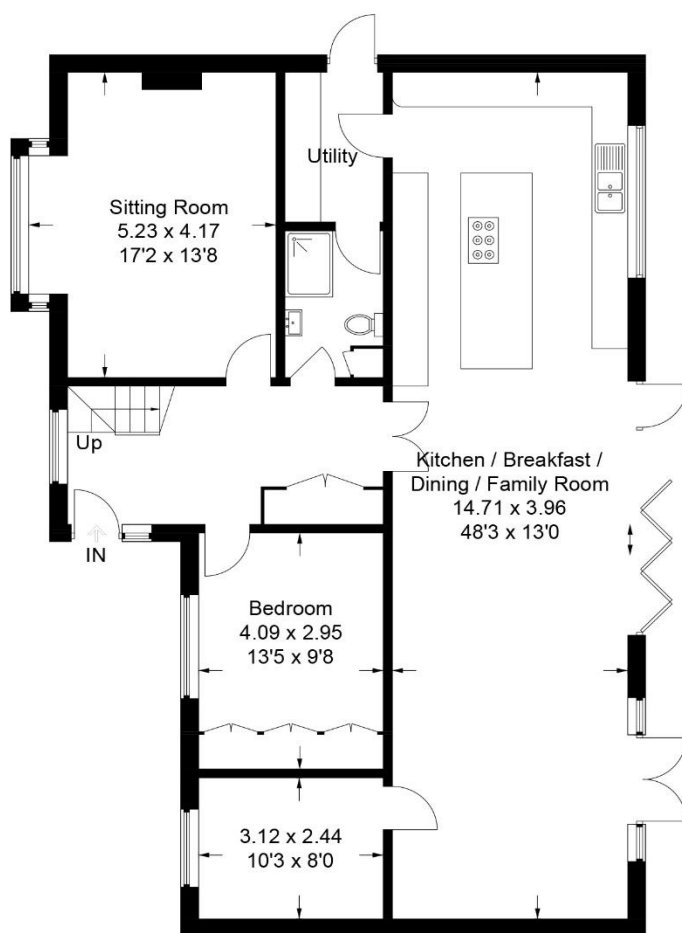




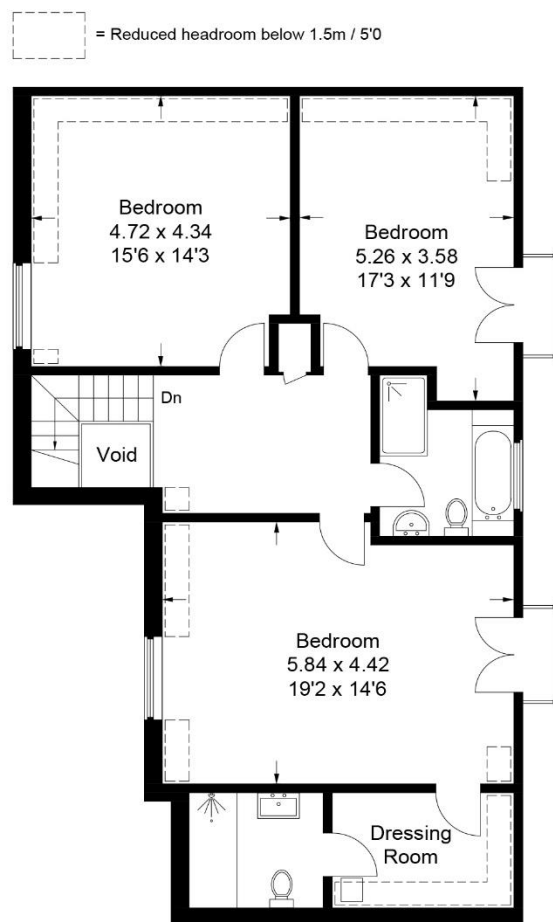


## FLOORPLAN

Approximate Gross Internal Area  
 Ground Floor = 125.8 sq m / 1,354 sq ft  
 First Floor = 95.7 sq m / 1,030 sq ft  
 (Excluding Void)  
 Total = 221.5 sq m / 2,384 sq ft



**Ground Floor**

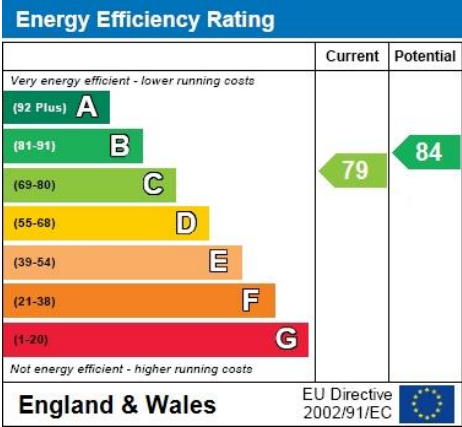


**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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ENERGY PERFORMANCE  
GRAPH



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