





Property Description

Nestled in the highly sought-after Merry Hill Road, this beautifully modernised two-bedroom semi-detached home offers a perfect blend of contemporary living and classic charm. Ideal for first-time buyers, young families, or those looking to downsize, the property has been thoughtfully updated throughout, with stylish interiors and practical features that make everyday living both comfortable and convenient. The ground floor comprises two generous reception rooms, providing versatile space for both dining and relaxing, alongside a refurbished kitchen finished to a high standard with modern fittings and ample storage. A downstairs WC and separate utility space add further practicality.

Upstairs, you'll find two well-proportioned double bedrooms, each offering excellent natural light and ample space for furnishings. The refitted family bathroom features contemporary tiling and high-quality fixtures, adding to the home's ready-to-move-into appeal. Every aspect of the property has been carefully considered, making it ideal for buyers seeking a low-maintenance home that still offers space and comfort.

Outside, the property boasts a beautifully maintained mature rear garden, perfect for summer entertaining or peaceful relaxation. The private driveway provides convenient off-street parking, a valuable feature in this popular residential area. Located within easy reach of Bushey Village and Bushey Heath, the home also benefits from excellent transport links.

Entrance Hall

Door to front aspect.

Cloakroom

Window to rear aspect, water closet, radiator and vanity unit.

Lounge

Window to front aspect, television point and radiator.

Dining Room

Window to side aspect, under stairs storage and radiator.

Kitchen

Door to side aspect, sky light, wall and base units, work surfaces, electric oven, gas hob, cooker-hood, one and a half bowl sink with drainer, dishwasher, space for fridge/freezer and radiator.

Utility Room

Window to rear aspect, washing machine and fridge/freezer.

Landing

Loft access.

Bedroom 1

Window to rear aspect, built in wardrobes and radiator.

Bedroom 2

Window to rear aspect, built in wardrobes and radiator.

Bathroom

Window to rear aspect, tiled throughout, walk in shower, vanity unit, water closet, underfloor heating and heated towel rail.

Outside

Front

Off street parking and side access.

Rear

Patio, laid to lawn and storage shed.









Total floor area 88.2 m² (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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