



25 Merrybrook, Evesham, WR11 2QF

Guide price £500,000





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# 25 Merrybrook

## Evesham, WR11 2QF

- A large, detached bungalow in a wonderful plot
- Four double bedrooms, master benefitting from ensuite
- Ample parking, large driveway and single garage
- Extended and enhanced
- Offering flexible living
- At the very top of Merrybrook, a highly desirable area
- Front and rear gardens
- A mature south/west facing rear garden
- Single storey living, the ideal downsize from a larger property
- Must be viewed to appreciate the space it has to offer

A substantial \*1,521sqft\* detached bungalow in a wonderful peaceful spot, right at the top of Merrybrook.

A greatly extended and enhanced bungalow, this is the ideal downsize from a larger property. Having been owned for many years, this spacious bungalow really does need to be viewed to appreciate the space and quality it has to offer. Situated in a popular location this bungalow has great appeal at one looking to downsize to have single storey living. The property comprises of; entrance hall, living room, four double bedrooms, the master benefitting from ensuite, family bathroom, kitchen/diner leading through to snug, utility and w/c.

Outside there are large front gardens, ample parking, single garage and a south/west facing rear garden which is extremely well stocked mainly laid to lawn with seating area.



### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council.

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: D

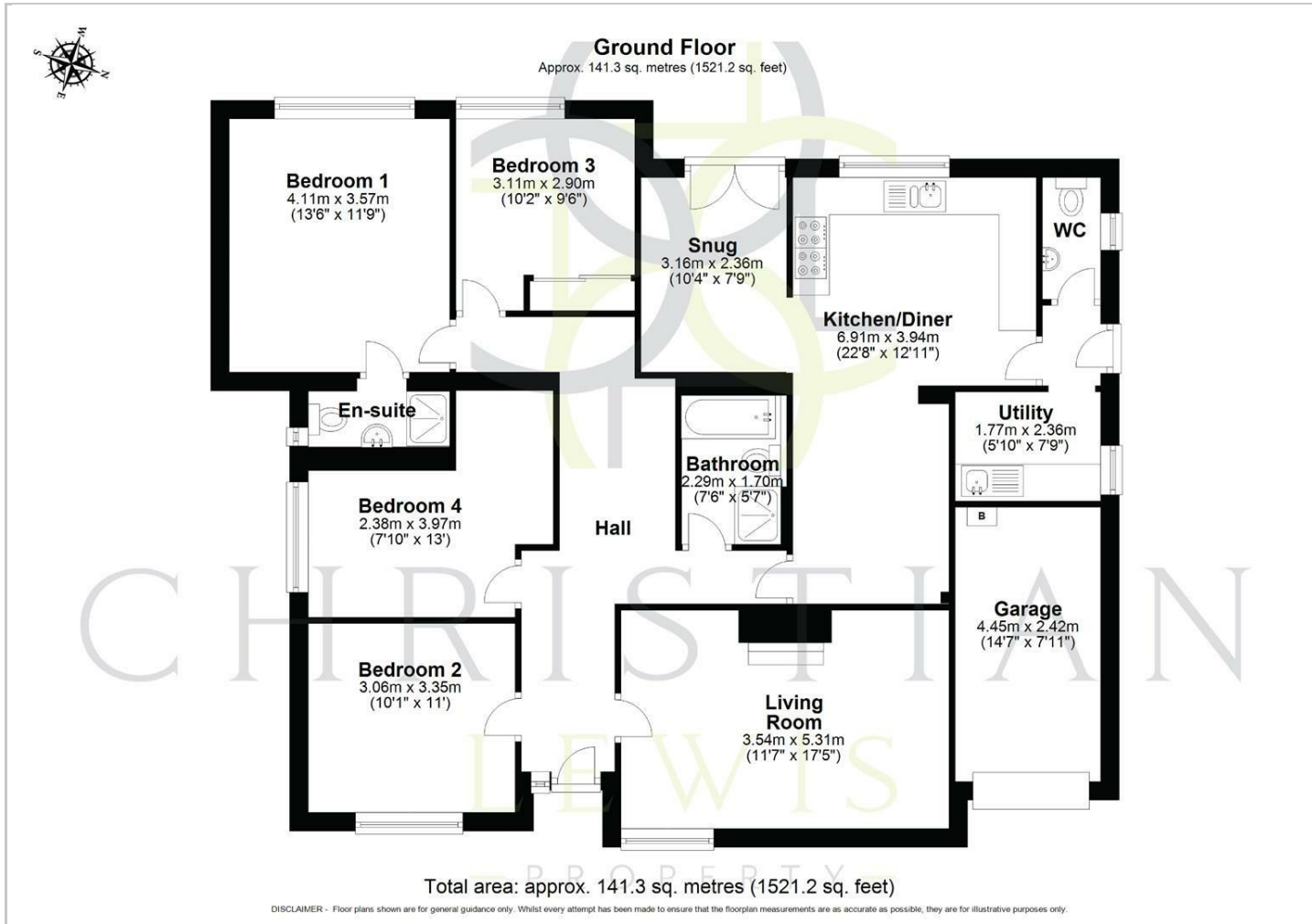




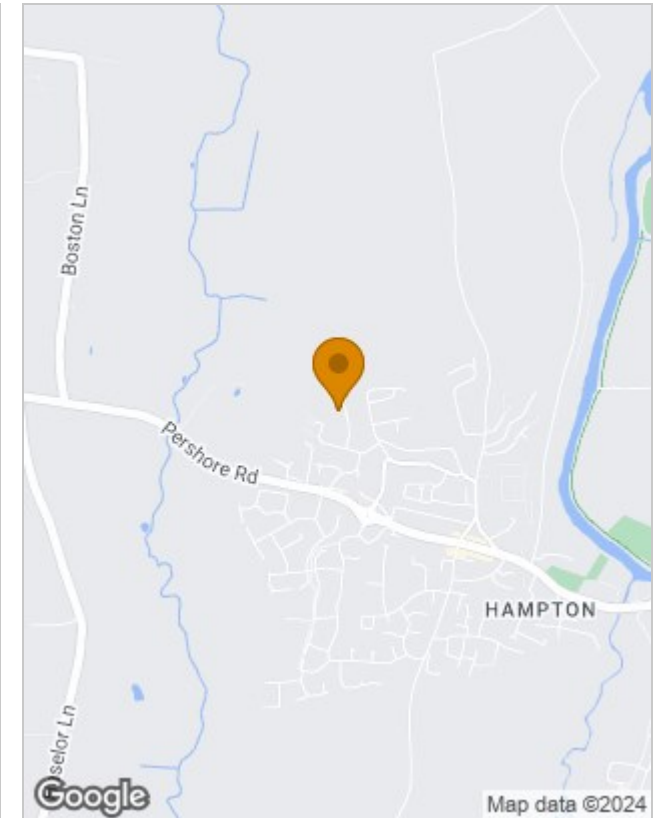


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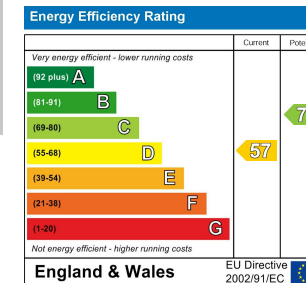
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.