

# 18 BURWOOD CLOSE

Merrow



**Chantries  
& Pewleys**

ESTATE AGENTS

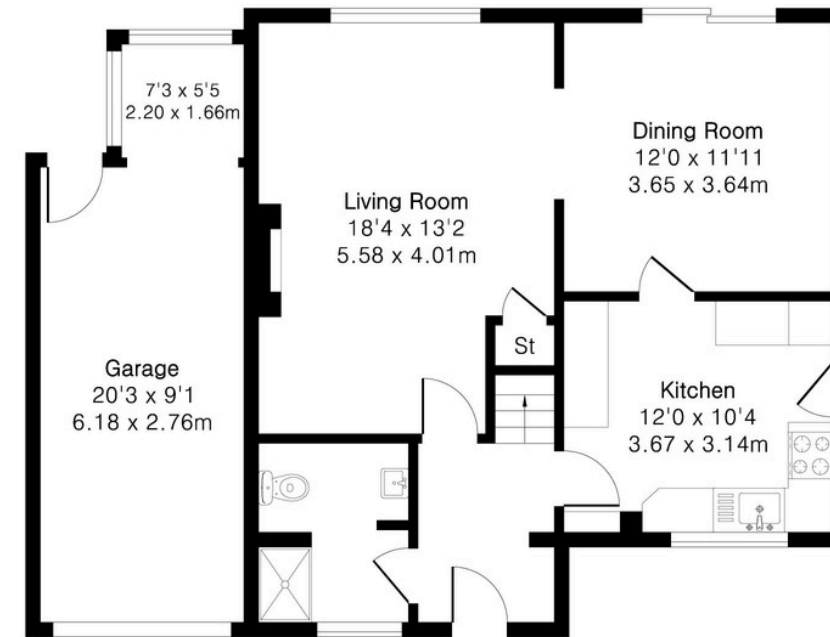


**Approximate Gross Internal Area 1212 sq ft - 113 sq m  
(Excluding Garage)**

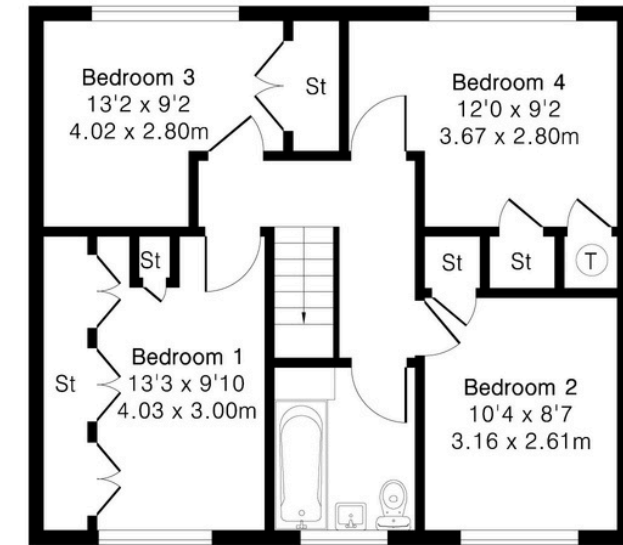
Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 580 sq ft – 54 sq m

Garage Area 225 sq ft – 21 sq m



Ground Floor



First Floor

# AT A GLANCE

Detached four-bedroom family home

No onward chain

Located in a quiet no through road

Opportunity to modernise and personalise

Potential to extend, subject to planning permission

Generous sitting room opening into the dining room

Separate kitchen with access to the garden

Mature and well-stocked rear garden

Garage and driveway parking

Conveniently positioned for several local schools

Title -Freehold

Council Tax Band: F

EPC: C

# FROM THE AGENT

"The combination of a quiet position and the established rear garden gives this house its appeal. The current layout offers generous reception space with direct access to the garden, while the opportunity to refurbish and potentially extend means buyers can shape the property around their own requirements. With no onward chain and a location close to a number of highly regarded schools, it represents a practical long-term move as well as an exciting project."

James Boyden  
Branch Manager



# FLEXIBLE SPACE

The principal reception room spans the depth of the house and links naturally with the dining room, creating flexible space for everyday living as well as larger gatherings. Wide sliding doors draw the eye towards the garden and provide direct access outside, allowing the rear terrace to become an extension of the living accommodation in warmer months.

The separate dining room offers clear definition between living and entertaining areas while remaining closely connected to the main sitting room.



# NATURAL LIGHT

The kitchen provides a practical layout with ample fitted cabinetry and workspace, together with a door leading directly outside. Buyers may choose to update the space over time, and the overall plot suggests potential for reconfiguration or extension, subject to obtaining the appropriate planning permissions.



# BEDROOMS & BATHROOMS

Upstairs are four bedrooms arranged around the first-floor landing. The principal bedroom includes a range of fitted wardrobes, while the remaining bedrooms offer flexibility for family accommodation, guest rooms or home working. The house also benefits from a family bathroom and a separate shower room, providing useful day-to-day practicality.





# OUTSIDE SPACE

The rear garden is a defining feature of the property. Mature planting, shaped borders and established hedging create a private and attractive backdrop, with a central expanse of lawn and paved seating areas encouraging use throughout the seasons. To the front, a driveway leads to the garage and provides off-road parking.





 Chantries & Pewleys

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