

# 84 HIGH PATH ROAD

Merrow



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

Detached family home

Five bedrooms

Two bath/shower rooms

Separate sitting room

Kitchen with adjoining dining/family space

Ground floor study/home office

Mature rear garden

Large decked terrace

Off-street parking

Moments from Merrow Downs and within catchment for several schools

Tenure: Freehold. Council Tax Band: E. EPC: TBC

Approximate Gross Internal Area 1486 sq ft - 138 sq m

(Excluding Outbuilding)

Ground Floor Area 743 sq ft - 69 sq m

First Floor Area 743 sq ft - 69 sq m

Outbuilding Area 132 sq ft - 12 sq m



# FROM THE AGENT

"The setting is what stands out here. Being able to step out and reach the Merrow Downs within moments is a real advantage, while the house itself offers the space and flexibility that many growing families are looking for"

Anthony Brown  
Director



# PERIOD CHARM



The ground floor is arranged around a central hallway, with a separate sitting room providing a comfortable space to retreat to at the end of the day. Traditional features, including exposed floorboards and fireplaces, add character without dominating the rooms.

To the rear, the dining room forms a natural connection with the garden through French doors that open directly onto the decked terrace. This is the space that links the house and garden together, making it easy to move between inside and out during the warmer months.



# PRACTICAL KITCHEN

The kitchen is fitted with a range of units and generous worktop space, creating a practical layout for everyday family life. A separate study provides valuable flexibility and is well suited to home working, hobbies or additional family needs.



# BEDROOMS & BATHROOMS

The first floor provides five bedrooms arranged around a central landing. The principal bedroom enjoys a bay window and en-suite shower room, while the remaining bedrooms are served by a family bathroom adding useful practicality for a busy household.





# OUTSIDE SPACE



The rear garden is enclosed by mature planting, creating a good degree of privacy. A substantial decked terrace sits directly outside the house and provides space for outdoor dining and entertaining, while the garden extends beyond with a level area of lawn and a timber garden room positioned at the far end. To the front, there is off-street parking.





 Chantries & Pewleys

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