

# WEST THORPE

Merrow



**Chantries  
& Pewleys**

ESTATE AGENTS



**Approximate Gross Internal Area 1285 sq ft - 119 sq m  
(Excluding Garage)**

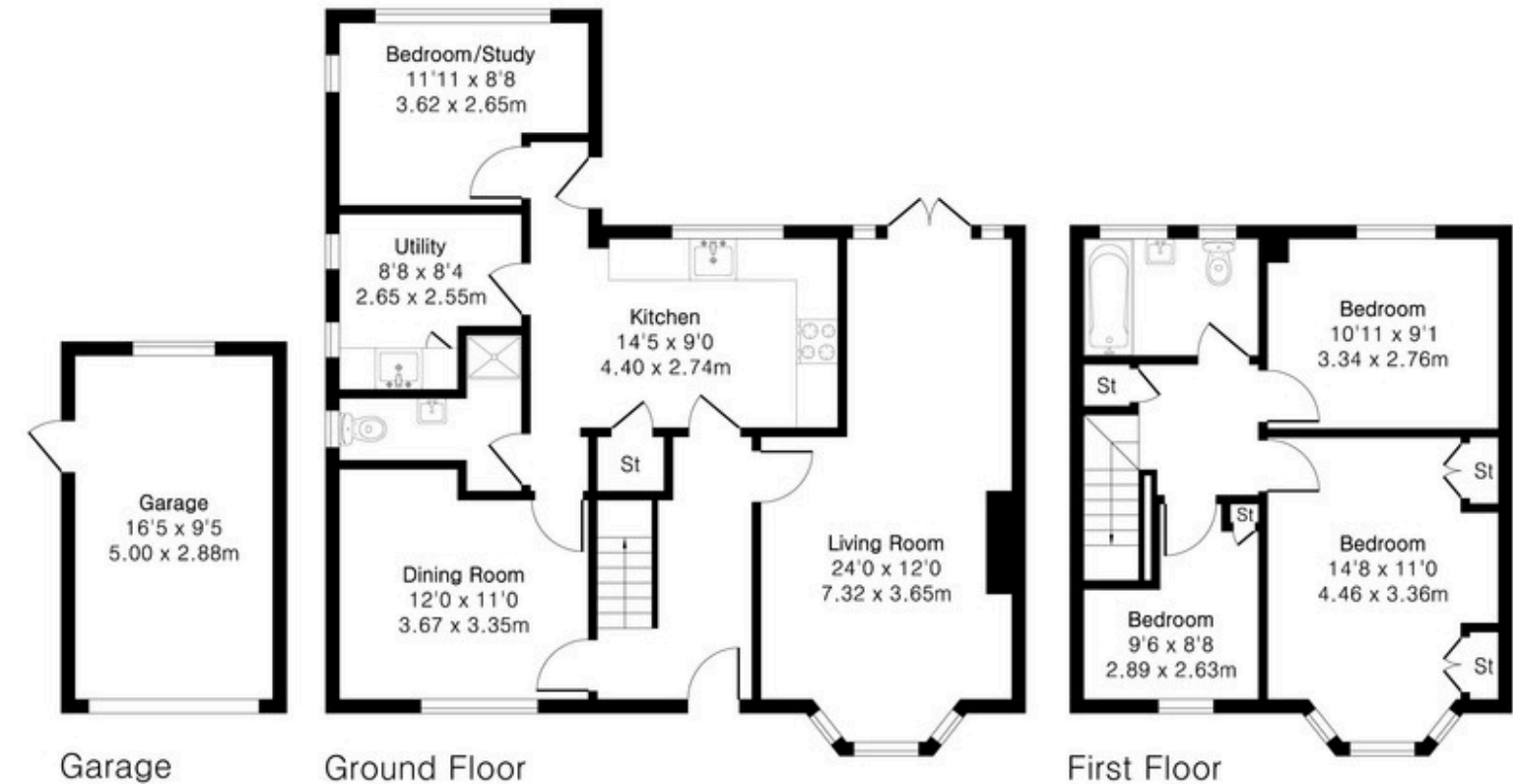
Ground Floor Area 839 sq ft – 78 sq m

First Floor Area 446 sq ft – 41 sq m

Garage Area 155 sq ft – 14 sq m

# AT A GLANCE

- No onward chain
- Two bedroom mid-terraced house
- Open plan living/dining room
- Conservatory overlooking the garden
- Modern fitted kitchen
- Modern bathroom
- Principal bedroom with fitted wardrobes
- Private rear garden with patio terrace
- Garage & parking space
- Within the catchment for several schools



The house sits back from the road behind a wide gravel driveway, providing generous parking and a clear sense of separation from the street. The frontage is open, with side access leading through to the rear garden and garage. The sitting room is positioned to the front of the house, with a bay window drawing in natural light and a fireplace creating a clear focal point. Its length allows for multiple seating areas. The kitchen is set alongside, arranged with good worktop space and storage, and connects through to a separate utility room and shower room. A further reception room sits to the rear currently used as a study or additional bedroom, offering flexibility depending on requirements.

Upstairs, the layout is centred around a straightforward landing. There are three bedrooms, including a principal room with fitted storage and a front-facing bay window. The remaining rooms are arranged to the rear and side, each with a different outlook across the garden or surrounding area. A family bathroom serves the floor.

The rear garden is a key part of the property. It extends well beyond the house and to the side, with a wide lawn, established boundaries and a mix of hedging and planting that provides privacy. There is a patio area adjoining the house, with the rest of the garden offering open, usable space. The size and shape of the plot create clear potential for extension, subject to the usual planning permissions. To the front, the gravel driveway provides ample parking alongside access to the garage.



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