



22 Merryhills Close

Biggin Hill, TN16 3UQ

£360,000 Freehold EPC: Band C

 Maguire Baylis



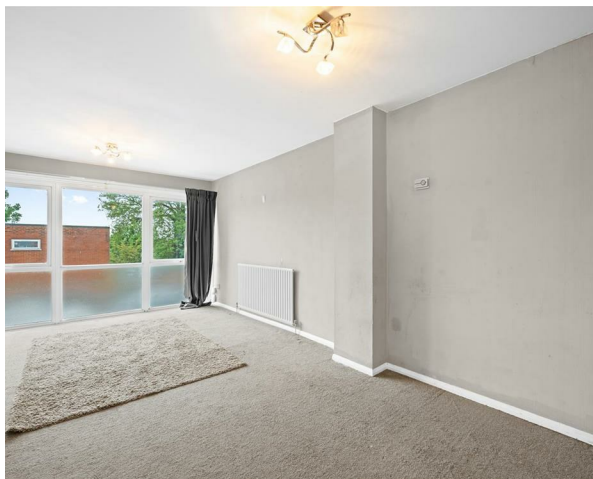
Situated on the peaceful cul-de-sac of Merryhills Close, just off Stock Hill in Biggin Hill, this bright and well-proportioned two bedroom mid-terrace home is arranged over three levels and offers excellent potential to create additional living space or a third bedroom.

The first-floor living area is filled with natural light and features a generous sitting/dining room with large picture windows enjoying attractive views. The adjoining kitchen is well sized and provides direct access to the rear garden.

On the upper floor are two spacious bedrooms, both benefiting from built-in storage and large windows, along with a family bathroom comprising both a bath and separate shower.

The entrance level includes the former garage, now divided into two useful storage areas, one currently used as a utility room. Subject to the necessary permissions, this space offers exciting potential to be converted into a third bedroom, home office, or additional reception room.

To the rear is a private, low-maintenance garden with patio seating area and an astro-turfed lawn, backing onto a pleasant leafy outlook. To the front, the property benefits from off-street parking via a private driveway.



- CHAIN FREE
- TWO BEDROOM TOWNHOUSE
- POTENTIAL TO CONVERT GARAGE STPP
- IDEAL FIRST TIME PURCHASE
- CLOSE TO LOCAL SHOPS, PRIMARY SCHOOLS AND BUS LINKS
- OFF STREET PARKING AND GARAGE
- GOOD CONDITION THROUGHOUT
- GOOD SIZED GARDEN
- POPULAR CUL DE SAC LOCATION

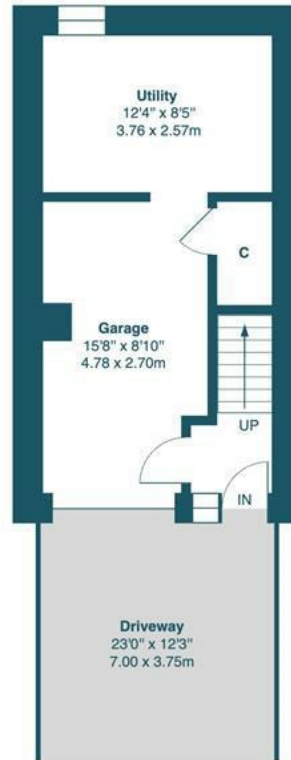


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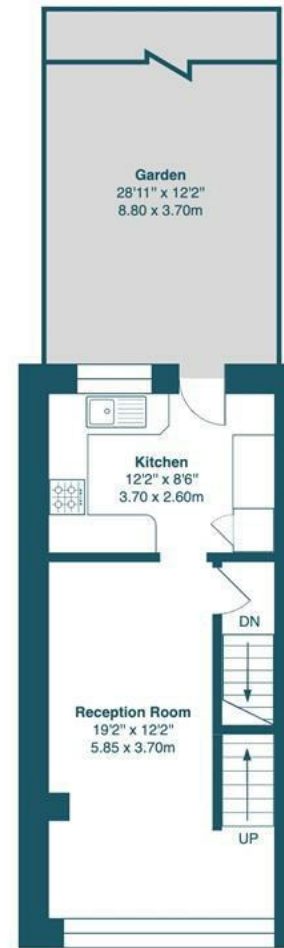


## Merryhills Close, TN16

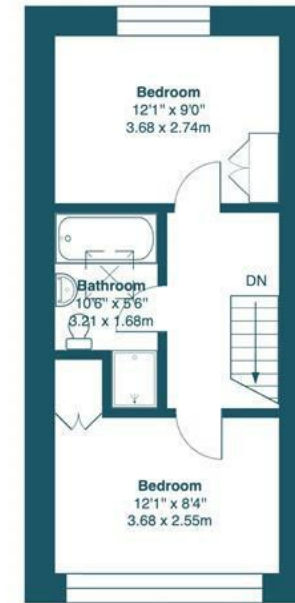
Approximate Gross Internal Area:  
996 sq ft / 92.5 sq m



Ground Floor



First Floor



Second Floor

This floor plan was produced using RICS measurements standards 2nd edition.  
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,  
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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#### **ENTRANCE HALL**

Door to front, door to garage/utility room, stairs to first floor.

#### **RECEPTION ROOM**

Double glazed window to front, carpet, door to kitchen, stairs to second floor.

#### **KITCHEN**

Door to garden, range of wall and base units, boiler.

#### **MASTER BEDROOM**

Double glazed window to front, carpet.

#### **BEDROOM TWO**

Double glazed window to rear, carpet.

#### **BATHROOM**

Part tiled walls, roof lantern, bath, walk in shower cubicle, w.c, wash hand basin.

#### **GARAGE**

Partially converted to be used a utility room.

#### **GARDEN**

patio, mainly laid to lawn.

#### **PARKING**

Paved off street parking to the front.

#### **COUNCIL TAX**

London borough of Bromley council tax band - D

#### **LOCATION**

///verse.refers.famous



Shortlands  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Hayes  
49 Station Approach  
Hayes  
Bromley  
BR2 7EB

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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/ building consent has been obtained. References to the legal title are based on information supplied by the vendor.