

NEXA PROPERTIES

MERTHYR AVENUE, DRAYTON

ASKING PRICE £550,000









NEXA Properties is delighted to offer this spacious four-bedroom extended semi detached family home, situated in the popular hillslopes of Drayton. Boasting approximately 1,555 sq. ft. of internal accommodation, this generously proportioned property offers fantastic versatility for modern family living, with four well-sized bedrooms, two bathrooms, a spacious living room, an impressive open-plan kitchen/dining/family room, a separate utility/WC and an integral garage. Ideally positioned within easy reach of local amenities, well-regarded schools and excellent transport connections, this property makes an ideal family home.

Upon entering, a welcoming entrance porch leads into a generous reception hallway, providing access to the principal ground floor accommodation. The spacious living room benefits from a feature bay window, creating a bright and comfortable reception space. To the rear, and the heart of the home is the substantial open-plan kitchen/dining/family room, offering an excellent space for entertaining and everyday family life. A separate utility room with WC provides additional practicality, while the integral garage offers useful storage or further potential, subject to any necessary consents being granted.

The first floor comprises four bedrooms, including three double bedrooms. The remaining bedroom offers flexibility for growing families or those requiring a home office. Completing the first-floor accommodation there are modern fitted family bathroom and a shower room, providing excellent convenience for busy households.

Outside, to the front of the property there is ample driveway parking, giving access to the garage. There is also a private enclosed rear garden with an initial patio area and further decked area at the bottom of the garden, alongside a timber garden shed.



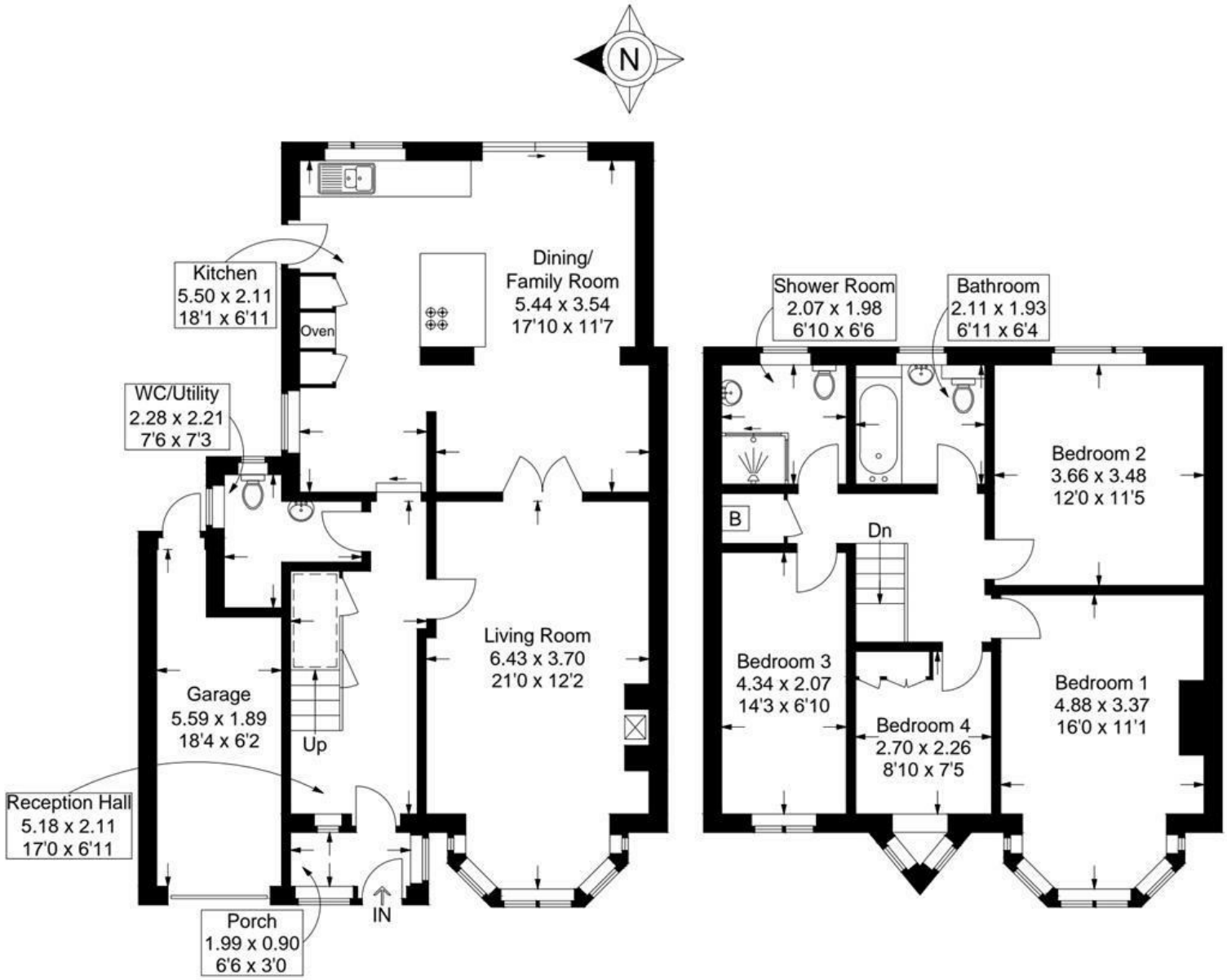




- FOUR BEDROOM EXTENDED FAMILY HOME
- APPROXIMATELY 1,555 SQ FT
- SOUGHT AFTER DRAYTON LOCATION
- SPACIOUS OPEN PLAN FAMILY LIVING
- GENEROUS SEPERATE LIVING ROOM
- TWO FIRST FLOOR BATHROOMS
- GROUND FLOOR WC/UTILITY
- INTEGRAL GARAGE
- AMPLE DRIVEWAY GARDEN
- ENCLOSED WELL MAINTAINED REAR GARDEN

Merthyr Avenue, Drayton

Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 1.1 sq m / 12 sq ft
Total = 145.6 sq m / 1567 sq ft



=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.