

198 BUSHY HILL DRIVE

Merrow



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Three-bedroom home
- Views across a park to the front
- Modern fitted kitchen
- Connected kitchen and dining space
- Separate but adjoining living room
- Contemporary family bathroom
- Enclosed rear garden
- Substantial outbuilding with power
- Side access to the garden
- Catchment for several reputable schools

Tenure: Freehold. Council Tax Band: D EPC: C

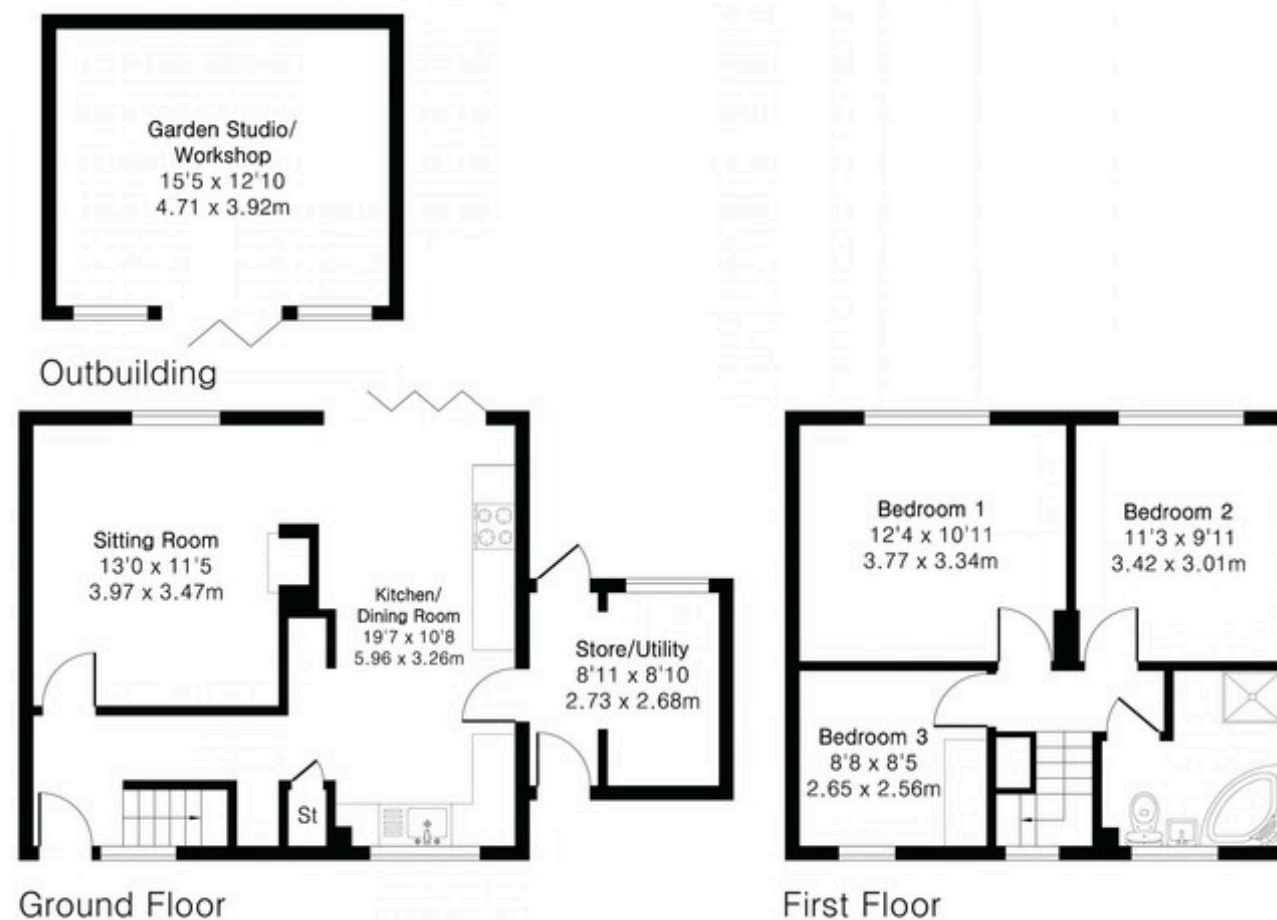


**Approximate Gross Internal Area 957 sq ft - 89 sq m
(Excluding Outbuilding)**

Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 436 sq ft – 41 sq m

Outbuilding Area 199 sq ft – 18 sq m



FROM THE AGENT

"The outlook across the park makes a difference here. Inside, the kitchen, dining area and living room work together particularly well, while the powered outbuilding gives you a genuinely useful extra space away from the house."

James

James Boyden
Branch Manager



GROUND FLOOR

The ground floor works particularly well through the relationship between its three principal spaces. The modern fitted kitchen has clean white cabinetry, dark work surfaces and a tiled floor. Storage and preparation space extend around the room, with integrated ovens and a separate hob and extractor. Rather than isolating the kitchen, the layout opens into a dining area alongside it. This creates somewhere to eat with enough separation that the kitchen retains its own clearly defined zone.

The living room has its own character, with a fireplace providing a focal point and a wide window bringing in natural light.



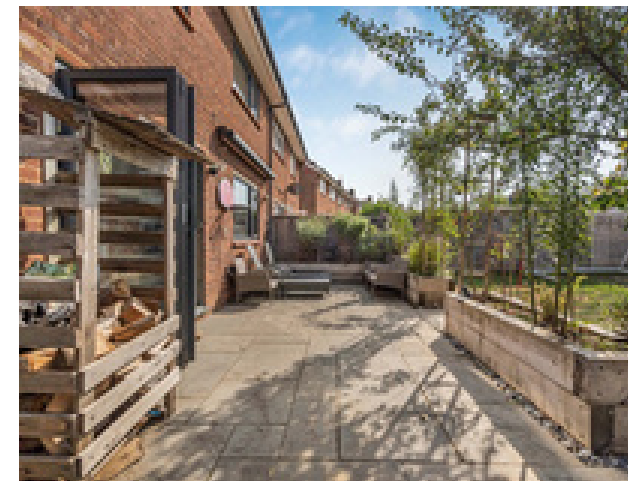
BEDROOMS & BATHROOM

On the first floor there are three bedrooms. The principal bedroom is a comfortable double with a wide window bringing in good natural light. The contemporary family bathroom has a corner bath and separate glazed shower enclosure alongside a wash basin and WC.



GARDEN & SETTING

The rear garden is enclosed and arranged with a paved terrace immediately outside the house before opening onto the main garden. The terrace provides a practical transition from inside to outside, with space for seating close to the house. Planting around the boundaries adds greenery and at the far end, sits a substantial detached outbuilding. Glazed doors bring light into the space and power is already connected, making it considerably more adaptable than basic garden storage. It could accommodate a range of practical uses depending on the next owner's requirements, particularly where additional space away from the main house is useful.





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