

# 14 HOLFORD ROAD

Merrow



**Chantries  
& Pewleys**

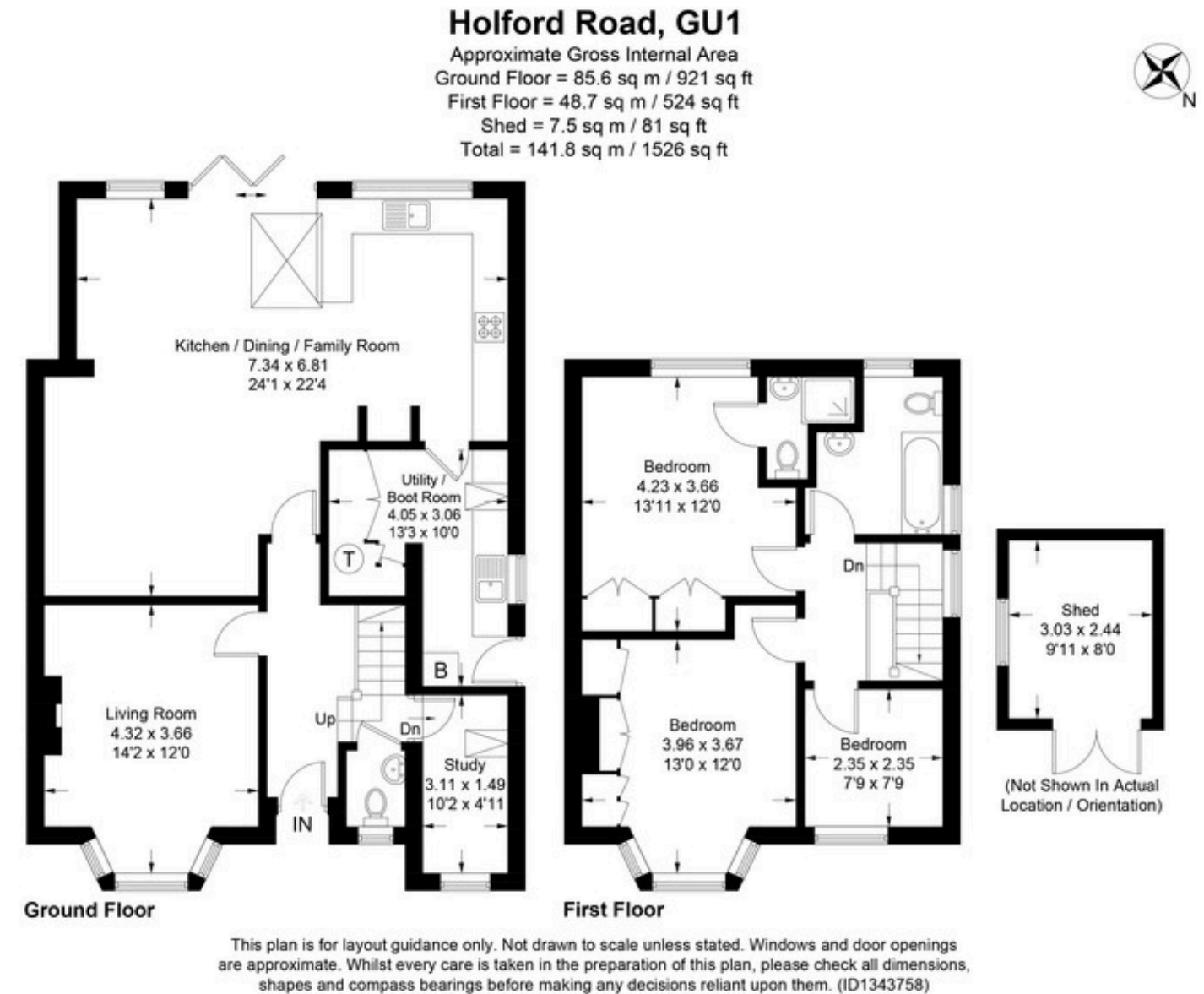
ESTATE AGENTS



# AT A GLANCE

- Open plan 24' x 22' kitchen/dining/family room
- Bay fronted living room with open fireplace
- Separate study
- Large utility/boot room
- Under floor heating
- Master bedroom with en-suite shower
- Two further bedrooms and a family bathroom
- Good sized south westerly facing terrace and garden
- Driveway parking
- Potential to convert the loft, subject to consents

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



# GROUND FLOOR

This substantially extended and attractive three-bedroom semi-detached 1920's family home is located within one of Merrow's most sought-after tree-lined roads. Featuring a great open plan kitchen/dining/family room measuring 24'x22', under floor heating and media wall, this is the heart of the home and where all the family can gather.

Further features on the ground floor include a bay fronted living room with picture rails and open fireplace, front aspect study, downstairs WC, and a generously sized utility/boot room with access to the side of the property. The accommodation on the ground floor totals 921 sqft.



# 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 The first-floor benefits from a master bedroom with an en-suite shower room, two further bedrooms and a separate family bathroom. We would also like to highlight the loft area, which subject to the required consents, could be converted into two further bedrooms or even a feature master suite, like other properties on the road



# GARDEN & SETTING

Access to the garden is via bi-fold sliding doors which lead onto a large, paved garden terrace with an area designed for an outdoor kitchen with hot & cold running water. Steps lead down to the all-weather astro turf lawn garden which is enclosed on all sides by mature laurel and beach hedging.





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