

4 MERROW PLACE

Merrow



**Chantries
& Pewleys**

ESTATE AGENTS

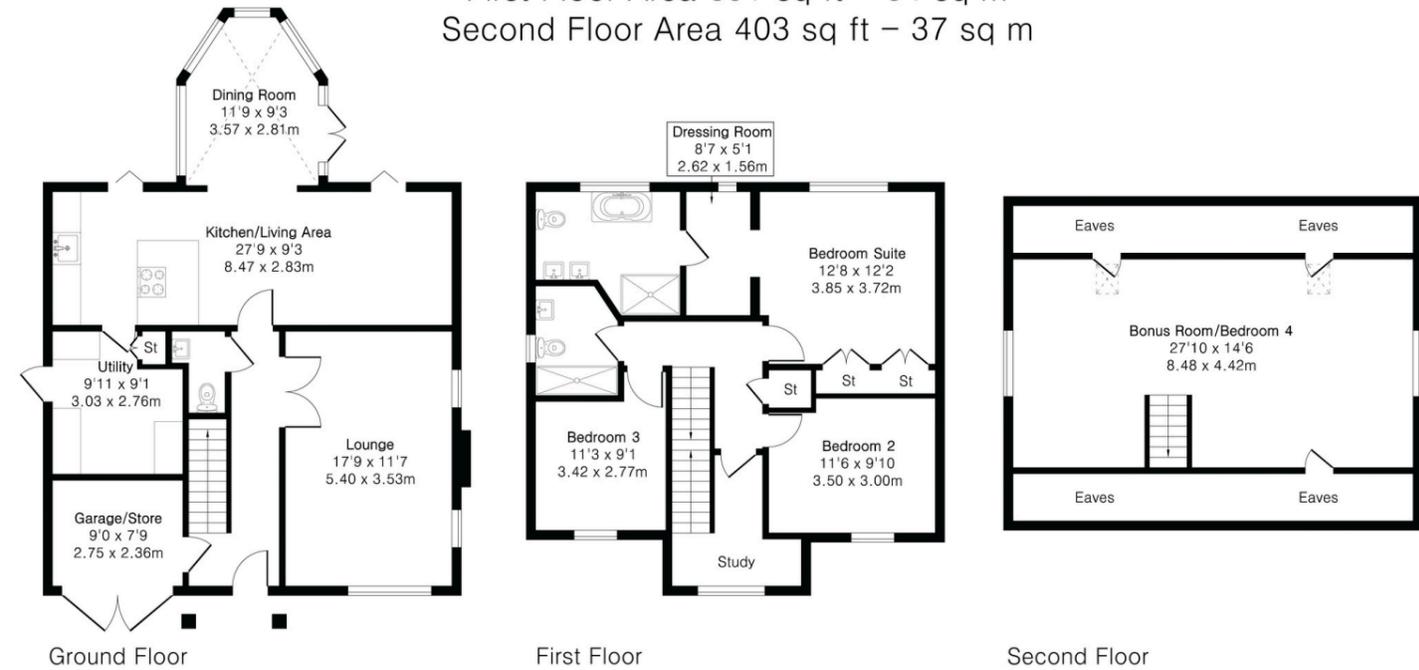


**Approximate Gross Internal Area 1955 sq ft - 181 sq m
(Including Garage)**

Ground Floor Area 861 sq ft – 80 sq m

First Floor Area 691 sq ft – 64 sq m

Second Floor Area 403 sq ft – 37 sq m



AT A GLANCE

- Principal bedroom suite with dressing area & en-suite
- Versatile loft/bonus room with potential en-suite
- Study overlooking green and pond
- Double aspect reception room
- Modern kitchen with underfloor heating (2019)
- Utility room and cloakroom
- Courtyard garden with two sheds
- Half garage storage and driveway parking
- Electric vehicle charger
- Service charge £800 per annum



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

FROM THE AGENT

"This attractive and well-proportioned detached family home offers versatile accommodation arranged over three floors and is situated in a highly desirable private road overlooking a green and pond. Beautifully presented throughout, this four-bedroom detached home offers over 2,290 sq. Ft including a substantial space on the second floor, an open-plan kitchen, and a landscaped low-maintenance courtyard garden."

James

James Boyden
Branch Manager



LIVING SPACES

A welcoming entrance hall with wood flooring provides access to the principal ground floor rooms, including a cloakroom/WC, reception room, kitchen, and useful under-stairs storage, as well as internal access to the half-garage/storage area. To the front of the property the bright dual-aspect reception room features carpet flooring, plantation shutters and double doors that create a wonderful space for relaxing or entertaining.

The kitchen, installed in 2019, is a standout feature of the home with bi-fold doors onto the garden and benefits from underfloor heating and a comprehensive range of integrated appliances including an induction hob, built-in oven, grill and combination microwave oven, wine fridge, boiling hot water tap and integrated water filtration system.

The dining room/conservatory opens straight from the kitchen and provides bright entertaining space with French doors leading into the courtyard garden. A separate utility room provides additional storage and houses the boiler and washing machine. It also includes space for a fridge freezer and offers convenient side access to the garden.

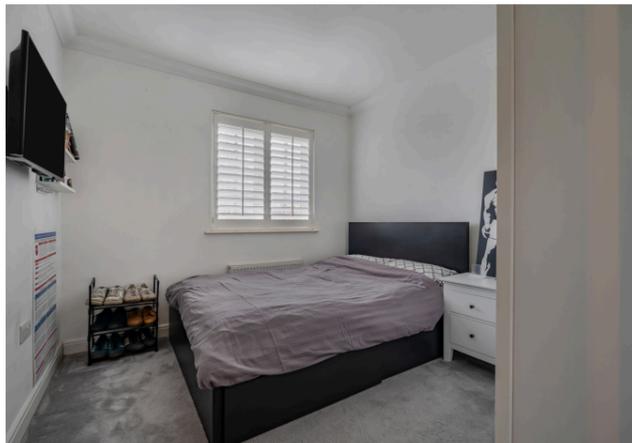


BEDROOMS & BATHROOMS

The first floor offers three well-proportioned bedrooms. The impressive principal bedroom suite features fitted double wardrobes, a dressing area with window and a luxurious en-suite bathroom comprising a walk-in shower, freestanding bath, twin basins, WC and heated towel rail.

Bedrooms two and three are comfortable double rooms both with plantation shutters and space for wardrobes. A stylish family shower room serves the additional bedrooms and includes a walk-in shower, WC, vanity basin with drawers and a heated towel rail. A dedicated study enjoys attractive views across the green and pond and features a staircase leading to the loft/bonus room above.

The loft/bonus room is a bright dual-aspect space with skylights and useful eaves storage. Currently used as a bedroom, this flexible room offers potential to add an en-suite bathroom.



THE GARDEN

Outside to the front, a block-paved driveway provides off-street parking and access to a half-garage, ideal for bikes, storage, or general household equipment. The property also benefits from an electric vehicle charging point. The courtyard garden to the rear has been thoughtfully arranged with patio areas and planters, creating a private and low-maintenance outdoor space ideal for relaxing or entertaining. Two garden sheds provide additional storage.





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