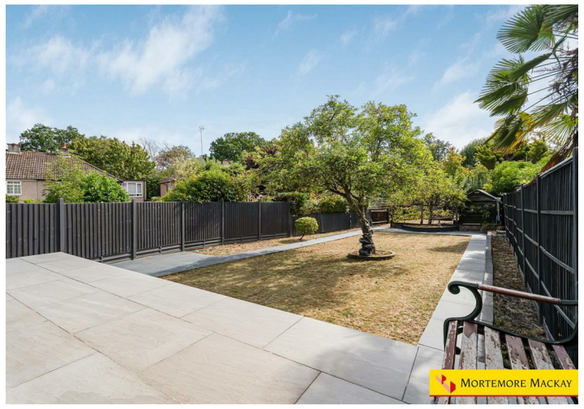
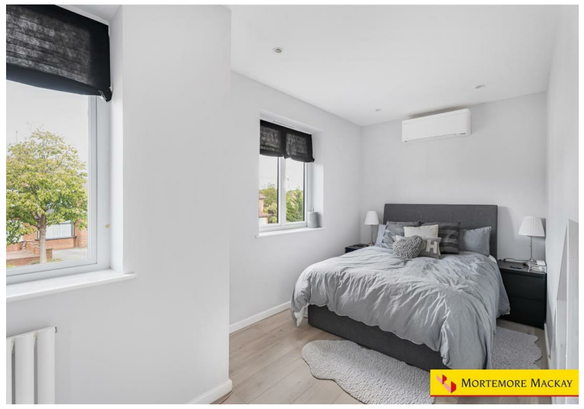
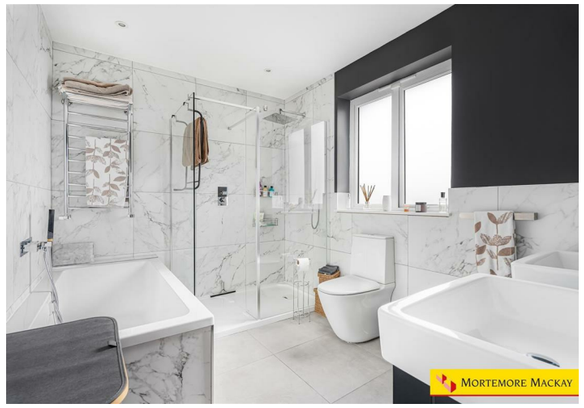
MERRYHILLS DRIVE, EN2 7PQ







£1,250,000 Freehold

- EXTENDED SEMI DETACHED
- FRONT RECEPTION
- 4 BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- 130' SOUTH FACING GARDEN
- REAR OPEN PLAN KITCHEN/DINER/LOUNGE
- STUDY/BEDROOM 5
- UTILITY ROOM
- ENSUITE MASTER
- PRIMARY AND SECONDARY SCHOOL CATCHMENT

Property Details

CHAIN FREE - An exceptional and substantially extended five-bedroom family home on the highly sought-after Merryhills Drive, EN2, offering generous contemporary accommodation and an impressive landscaped south-facing rear garden extending to approximately 130ft.

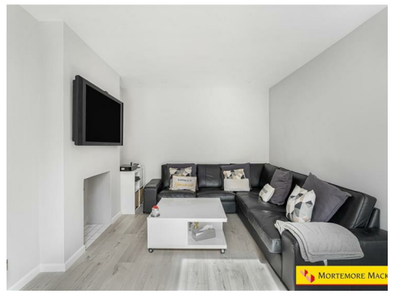
The heart of the home is the superb 42.2 sq m open-plan kitchen, dining and living space, with aluminium bi-fold doors opening onto the garden and a fireplace with working flue ready for a stove. A separate front reception room also features a working flue, while the ground floor further benefits from a shower room/WC, utility room with sink and front/rear access, and a dedicated utilities and communications cupboard.

Arranged across the upper floors are five bedrooms, comprising four doubles and one single. The converted loft provides an impressive double bedroom suite with en-suite shower room/WC and additional attic storage. A further double bedroom has an adjoining walk-in wardrobe, with plumbing retained should the next owner wish to reinstate this as an additional en-suite.

Comprehensively refurbished in 2021, the property benefits from a full rewire, Worcester Bosch boiler and Mixergy X smart hot-water cylinder. Daikin air conditioning serves all bedrooms and the main open-plan living space, while hardwired internet throughout and Wi-Fi hotspots on every floor provide excellent connectivity. Further features include aluminium windows and doors, toughened security glass to external doors, CCTV and an SSAIB-certified and maintained alarm system with driveway and rear building sensors.

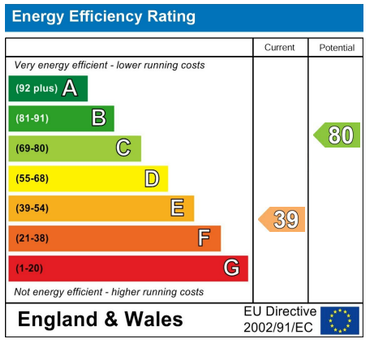
Outside, the beautifully landscaped 130ft south-facing garden provides an outstanding space for entertaining and family life, with water and electrical points. To the front, the driveway provides off-street parking for three vehicles, also with water and electrical points.

A full loft extension has already been completed and planning permission is currently in place for further extension at first-floor level.



Approximate Gross Internal Area 1995 sq ft - 186 sq m
Ground Floor Area 1019 sq ft – 95 sq m
First Floor Area 706 sq ft – 66 sq m
Second Floor Area 270 sq ft – 25 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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