



## 41 School Lane, Merry Hill, WD23 1BY

**A 2 BEDROOM END OF TERRACE HOUSE  
IN NEED OF COMPLETE MODERNISATION  
2 RECEPTION ROOMS, KITCHEN  
GROUND FLOOR BATHROOM  
2 DOUBLE BEDROOMS, LOFT ROOM  
COURTYARD GARDEN  
SOUGHT AFTER RESIDENTIAL LOCATION  
OFFERED FOR SALE WITH NO UPPER CHAIN**

**Price £380,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

[www.churchillsbushey.co.uk](http://www.churchillsbushey.co.uk)

## RECEPTION ROOM 1

12'3" (3.73m) x 11'9" (3.58m)  
Wooden front entrance door,  
glazed window to the front bay,  
electric fire



## RECEPTION ROOM 2

13'5" (4.09m) x 12'3" (3.73m)  
Staircase to first floor, electric fire,  
parquet flooring, glazed door  
leading to garden



## KITCHEN

7'9" (2.36m) x 6'4" (1.93m)  
Wall and base units, working  
surfaces, stainless steel sink unit  
with drainer, glazed windows to  
the side



## GROUND FLOOR BATHROOM

Panelled bath, wash hand basin,  
low flush wc, electric wall heater,  
window to the rear



## FIRST FLOOR LANDING

## BEDROOM 1

12'6" (3.81m) x 10'8" (3.25m)  
Window to the rear, airing  
cupboard housing hot water  
cylinder



## BEDROOM 2

12'6" (3.81m) x 9'9" (2.97m)  
Window to the front, night storage  
heater, staircase to 2nd floor

## SECOND FLOOR

## LOFT ROOM

10'9" (3.28m) x 13'0" (3.96m)  
double glazed window to the side

## OUTSIDE

## REAR GARDEN

Courtyard garden with rear  
pedestrian access

**COUNCIL TAX**

Hertsmere Borough Council

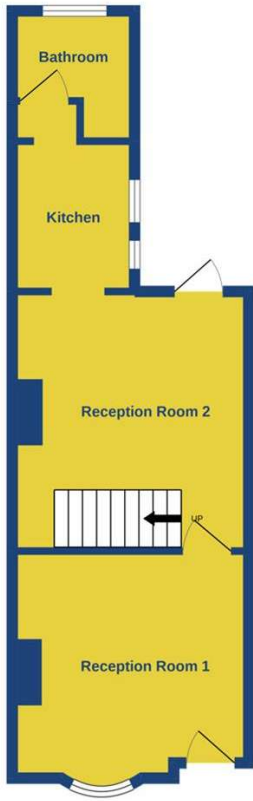
Tax Band D

£1947.21 2022/2023

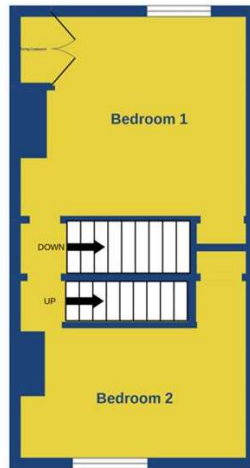




Ground Floor



1st Floor

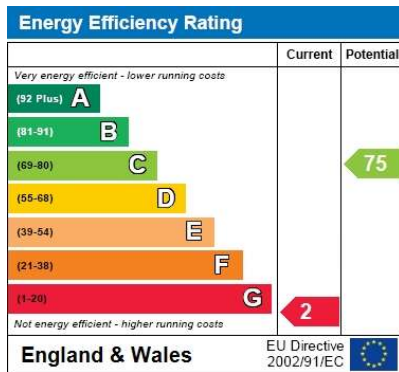


2nd Floor



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**ENERGY PERFORMANCE  
GRAPH**



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