



## 11 Merry Hill Mount, Merry Hill, WD23 1DJ

**AN EXTENDED 3 BEDROOM 2 BATHROOM TERRACED HOUSE  
WITH FULLY INSULATED HOME OFFICE IN GARDEN  
ENTRANCE HALL, RECEPTION ROOM  
OPEN PLAN KITCHEN/ FAMILY ROOM, CLOAKROOM  
BEDROOM 1 WITH ENSUITE SHOWER ROOM  
FURTHER DOUBLE BEDROOM & FAMILY BATHROOM  
BEDROOM 2 ON SECOND FLOOR  
REAR GARDEN  
GAS CENTRAL HEATING, DOUBLE GLAZING  
SOUGHT AFTER LOCATION IN MERRY HILL  
CLOSE TO LOCAL SCHOOLS  
OFFERED FOR SALE WITH NO UPPER CHAIN**

**Price £675,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

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*These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract*

## ENTRANCE HALL

Engineered wood flooring, meter cupboard, staircase to first floor with inset lighting

## RECEPTION ROOM

13'6" (4.11m) Into Bay x 11'7" (3.53m)  
Double glazed window to the front bay with fitted shutters, engineered wood flooring, wall units, inset spot lights



## KITCHEN

12'4" (3.76m) x 10'8" (3.25m)  
Range of wall and base units, quartz working surfaces, built in AEG electric double oven, AEG microwave and fridge freezer, wine fridge central work station with quartz working surfaces and pendant lighting over, ceramic hob, stainless steel butler sink with mixer tap, hot water tap and waste disposal unit, built in dishwasher, engineered wood flooring, inset spotlights, double glazed window to the rear, open plan to family room



## FAMILY ROOM

16'9" (5.11m) x 9'7" (2.92m)  
Engineered wood flooring, double glazed windows and patio doors leading to the garden, double glazed window to the side, inset spotlights, door to cloakroom



## CLOAKROOM

Low flush wc, wash hand basin, engineered wood flooring, inset spotlights

## FIRST FLOOR LANDING

Cupboard housing plumbing for washing machine and space for tumble dryer, staircase to 2nd floor, inset spotlights

## BEDROOM 1

14'9" (4.5m) x 11'4" (3.45m)  
Double glazed windows to the front with fitted shutters, inset spotlights, sliding door leading to en suite



## ENSUITE SHOWER ROOM

Walk in shower, wash hand basin with drawer unit under, wall mounted mirrored cabinet, low flush wc, chrome ladder radiator, extractor fan, inset spotlights



## BEDROOM 3

9'5" (2.87m) x 8'4" (2.54m)  
Double glazed window to the rear with fitted shutters, inset spotlights

## FAMILY BATHROOM

Large walk in shower, free standing bath, wash hand basin with drawer unit under, fitted wall mirror, shaver point, low flush wc, double glazed windows to the rear with fitted shutters, double glazed window to the side, tiled floor, extractor fan



## SECOND FLOOR LANDING

Cupboard housing Viessmann gas fired central heating boiler, inset spotlights

## BEDROOM 2

18'3" (5.56m) x 13'0" (3.96m) Max  
Velux windows to the front with fitted blinds, double glazed window to the rear, inset spotlights, eaves storage



## OUTSIDE

## REAR GARDEN

Large paved patio area, lawn with raised borders and trees, gated pedestrian access over neighbouring property, outside lighting & power, summerhouses



**SUMMERHOUSE/ OFFICE 1**

9'0" (2.74m) x 8'0" (2.44m)  
Double glazed windows and doors  
to front, light and power



**SUMMERHOUSE/ OFFICE 2**

12'0" (3.66m) x 9'0" (2.74m)  
Double glazed sliding patio doors,  
light and power



**COUNCIL TAX**

Hertsmere Borough Council

Tax Band E



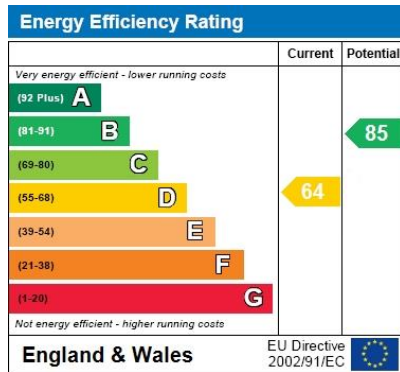


# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENERGY PERFORMANCE  
GRAPH**



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