



Nanze | 9 Merryfield Road | Storrington | West Sussex | RH20 4NP

 **FOWLERS**
ESTATE AGENTS



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9 Merryfield Road | Storrington | West Sussex | RH20 4NP

£500,000

A well-presented detached three-bedroom bungalow occupying this corner plot position, located within this sought-after road close to the village centre. Internal accommodation comprises sitting room, bedroom three/dining room, oak fitted kitchen with breakfast area, large shower room, uPVC double glazed windows, gas fired central heating. Outside, there is off-road parking leading to a detached single garage with attractive and secluded gardens to the rear with raised terrace.

- Detached Bungalow
- Occupying corner plot position
- Close to the village centre
- Three Bedrooms
- Sitting Room
- Bedroom Three/Dining Room
- Oak fitted Kitchen
- Breakfast Area
- Shower Room
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Attractive Gardens & Terrace
- Driveway Parking
- Detached Garage
- No Forward Chain
- Viewing Recommended

Entrance Sliding uPVC double glazed front door to:

Enclosed Entrance Porch Double glazed door leading to:

Entrance Hall Radiator, built-in storage cupboard, shelved linen cupboard housing factory insulated cylinder with fitted immersion, wall-mounted cupboard housing electric meters.

Sitting Room 16' 11 maximum" x 12' 0 maximum" (5.16m x 3.66m) Two radiators, uPVC leaded light double glazed windows, feature fireplace with brick hearth and oak mantel and TV point.

Kitchen/Breakfast Room 16' 11 maximum" x 8' 3 maximum" (5.16m x 2.51m) Extensive range of bespoke oak wall and base units with one and a half bowl single drainer sink unit with swan neck mixer tap, part tiled walls, inset four ring 'NEFF' electric induction hob with extractor over, built-in fan assisted electric oven, fridge and freezer, built-in crockery display unit with downlighting, further range of eye-

level cupboards, one housing 'Potterton' boiler, space and plumbing for washing machine, built-in carousel unit, radiator, telephone point, tiled flooring, uPVC double glazed stable door leading to terrace and gardens.

Bedroom One 11' 3" x 10' 3" (3.43m x 3.12m) Radiator, uPVC leaded light double glazed windows overlooking garden, telephone point.

Bedroom Two Radiator, uPVC leaded light uPVC double glazed windows.

Bedroom Three/Dining Room 11' 3" x 9' 0" (3.43m x 2.74m) Radiator, leaded light uPVC double glazed windows.

Shower Room Large walk-in double shower with glass and chrome screen with fitted independent shower unit, wall-mounted electric heater, low level flush W.C., pedestal wash hand basin, uPVC double glazed windows, heated chrome towel rail.

Outside

Front Garden Occupying a corner plot position with side section of garden with mature trees, shrubs and conifers, screened by hedging with shaped lawned areas with trellis rose arch, rockery area.

Rear Garden Raised paved terrace with wooden balcony, steps down to further section of garden with shaped lawned areas, offering a high degree of privacy, screened by mature trees and shrubs with side access, ornamental pond, timber storage shed measuring 6' x 4'.

Additional Section of Garden Raised paved patio, side access, door accessing garage, timber garden shed, outside water tap.

Parking Off-road parking leading to:

Detached Garage 17' 11" x 7' 11" (5.46m x 2.41m) Electric up and over door.

EPC Rating: Band D.





Merryfield Road, Storrington, Pulborough, RH20

Approximate Area = 1047 sq ft / 97.2 sq m (includes garage)

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1071 sq ft / 99.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Redroom 2022. Produced for Fowlers Estate Agents REF: 667560



"We'll make you feel at home..."



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