

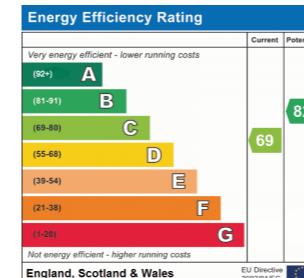


Merlin Close, Hartford PE29 1LR

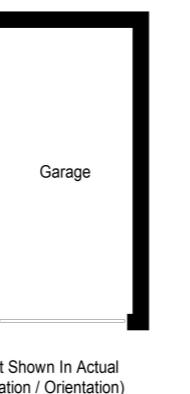
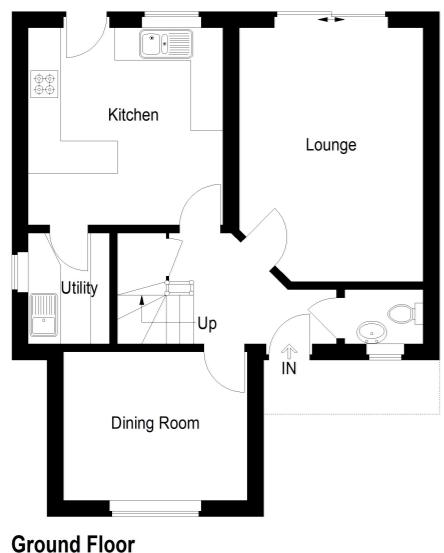
Guide Price £390,000



- Well Proportioned Westbury Homes Built Detached Family Home
- Fitted Kitchen/Breakfast Room And Utility Room
- En Suite To Principal Bedroom
- Gas Radiator Central Heating
- Garage And Two Car Driveway
- Desirable Birds Estate Location
- Offered With No Forward Chain And Vacant Possession From May 2026



**Peter & Lane**  
PARTNERS  
EST 1990



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1273205)  
Housepix Ltd

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## UPVC Double Glazed Front Door To

### Entrance Hall

Stairs to first floor, understairs storage cupboard, laminate flooring.

### Cloakroom

Fitted in a two piece suite comprising low level WC, wash hand basin with tiling, UPVC window to front aspect, radiator, laminate flooring.

### Sitting Room

15' 0" x 11' 0" (4.57m x 3.35m)  
Sliding double glazed patio doors to the rear, TV point, telephone point, central feature fireplace, two radiators.

### Dining Room

11' 0" x 8' 0" (3.35m x 2.44m)  
UPVC window to front aspect, radiator with decorative cover, laminate flooring.

### Kitchen/Breakfast Room

11' 0" x 11' 0" (3.35m x 3.35m)  
Fitted in a range of base and wall mounted units with work surfaces and tiling, central dividing peninsular unit, one and a half bowl sink unit, integral electric oven and integral gas hob with extractor over, appliance spaces, UPVC door and window to rear aspect, ceramic tiled flooring.

### Utility Room

6' 1" x 5' 0" (1.85m x 1.52m)  
Fitted in a range of base and wall mounted units with work surfaces and tiling, stainless steel sink unit with mixer tap, appliance spaces, concealed gas fired central heating boiler serving hot water system and radiators, UPVC window to side aspect.

### First Floor Landing

Airing cupboard housing hot water cylinder and shelving, radiator.

### Principal Bedroom

12' 0" x 10' 0" (3.66m x 3.05m)  
UPVC window to rear aspect, radiator, wardrobe with hanging and storage.

## En Suite Shower Room

Fitted in a three piece suite comprising low level WC, screened shower unit with independent shower unit fitted over, pedestal wash hand basin with tiling, UPVC window to side aspect, radiator.

### Bedroom 2

10' 2" x 10' 0" (3.10m x 3.05m)  
UPVC window to front aspect, cupboard storage, radiator.

### Bedroom 3

11' 0" maximum x 9' 0" (3.35m x 2.74m)  
UPVC window to front aspect, wardrobe, radiator.

### Bedroom 4

9' 0" x 8' 0" (2.74m x 2.44m)  
UPVC window to rear aspect, radiator.

### Family Bathroom

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with screen and hand mixer tap shower, UPVC window to rear aspect, vinyl floor covering.

### Outside

To the front is a pleasant area of lawn with some prepared beds and a two car driveway accessing the **Single Garage** with single up and over door, power and lighting. There is a pleasantly arranged rear garden with a paved terrace, shaped lawns and enclosed by a combination of panel fencing offering a reasonable degree of privacy.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold  
Council Tax Band - E