



# Merrywood Park

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## Merrywood Park - a high quality development in a beautiful setting



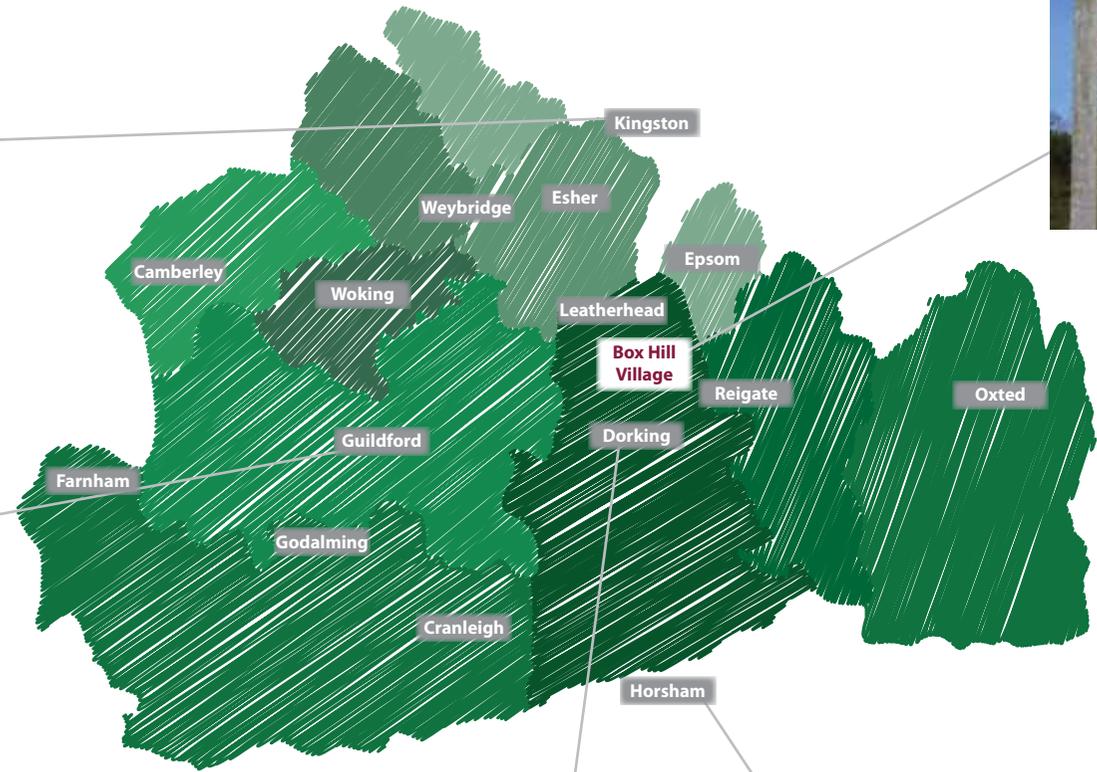
Set in the glorious Surrey countryside, Box Hill village is one of the most peaceful and relaxing places to live.

The small village centre provides a convenient local store, a highly regarded doctors' surgery, a choice of options for eating out and a lovely pub. Merrywood Park directly adjoins the surrounding National Trust woodland and Box Hill beauty spot is close by.

The position of Box Hill village, on the beautiful North Downs, gives our residents a choice of walks that benefit from the most incredible views and sense of space.



[contact us to arrange a viewing 01 18 932 8328 or sales@greenfords.co.uk](mailto:sales@greenfords.co.uk)  
or find out more at [www.greenfordparkhomes.co.uk](http://www.greenfordparkhomes.co.uk)



## Charming towns and villages close by. London within easy reach...

The local area is steeped in history, with pretty towns and villages. Shopping and leisure facilities, as well as great options for days and nights out are nearby in Dorking, Guildford, Epsom and Kingston.

The M25 is just 4 miles away and there is good local access to railway stations on the line to London.



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## Living on Merrywood Park

At Merrywood, every home has its own driveway and garage. All homes are on the mains gas and electricity supply.

The park layout is open-plan with everyone having their own garden to plant out and enjoy. Many of our Merrywood residents are really skilled and keen gardeners and in the summer, especially, their plots make the park a riot of colour.

Merrywood Park is a cul-de-sac development located along a private road, providing security and keeping traffic to a minimum.

For those who enjoy the countryside, Merrywood Park is the perfect place to live, surrounded as it is by National Trust park land - Merrywood residents even have the benefit of their own direct access gate into the National Trust woodlands.

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# 41 Merrywood Park

Ashurst Drive, Box Hill,  
Tadworth, Surrey  
KT20 7LR

Omar Sheringham  
42' x 20' (12.8m x 6.1m)

**£209,950**

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# Kitchen

The modern well-thought-out kitchen features plenty of cupboard space, integrated dishwasher, stainless steel 1.5 sink with mixer tap, brand new gas hob and double oven.

It also benefits from a convenient breakfast bar area, perfect for chatting while cooking or to provide convenient extra worktop space when entertaining.

Separate utility room with space for appliances and all manner of household essentials - Hoover, ironing board, laundry baskets - so lovely to be able to have everything stowed away. The Worcester Bosch combi boiler is located in the utility room, also.



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## Spacious Lounge & Beautiful Views

Superb spacious lounge/diner with fantastic views across the Surrey Hills. Cosy electric fire.

Hall benefits from two generous cloak cupboards with plenty of room for shoes and bags. Lovely clear views from the front doorstep.

Both front and back doors have well-built brick steps. The back garden area has a paved patio and faces onto National Trust park land.



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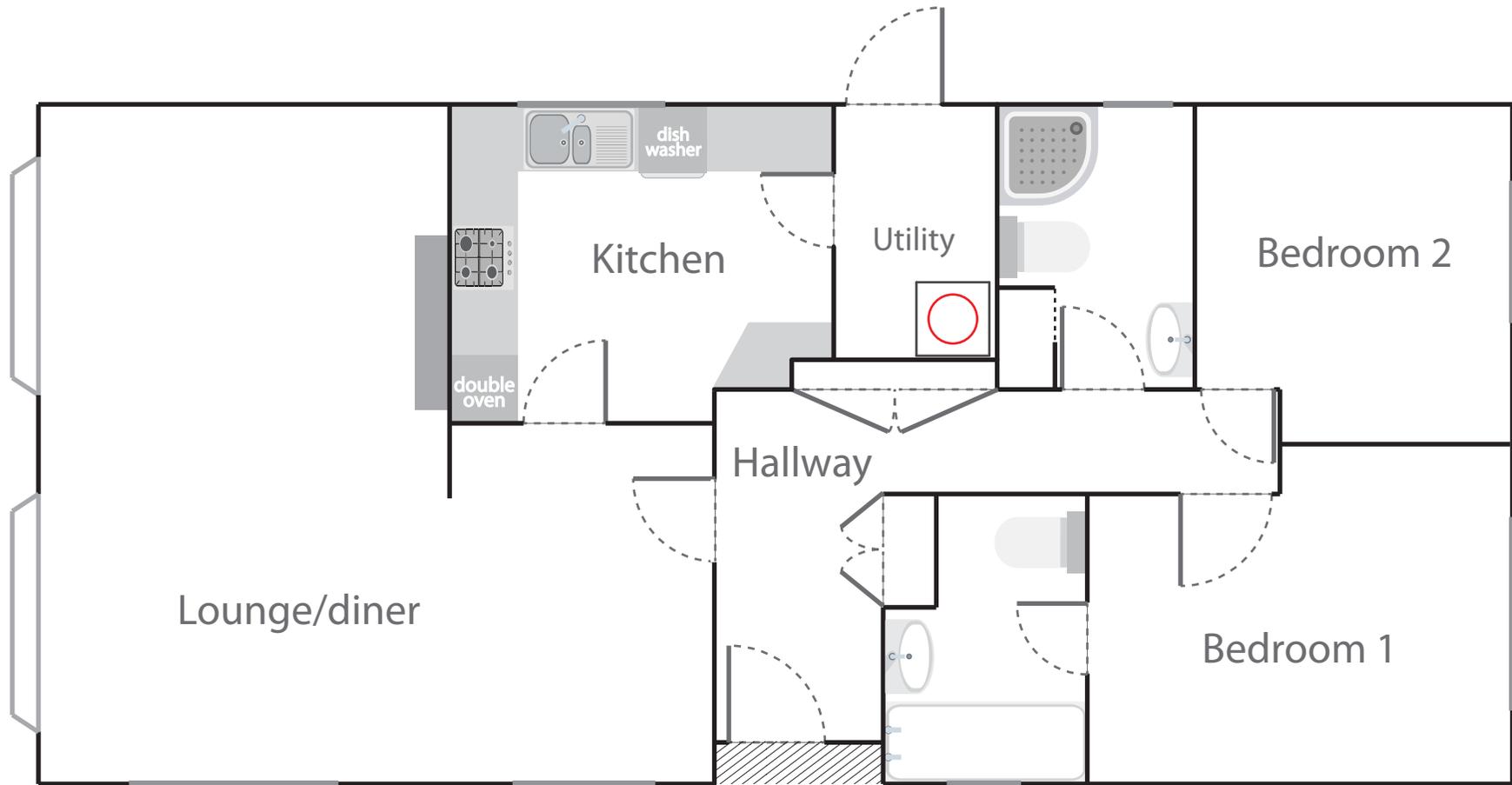
## Bed and bath!

41 Merrywood is a two bedroom home, with two bathrooms.

The master bedroom benefits from a very nice ensuite bathroom.

The central shower room includes an airing cupboard for linen storage and a large corner shower.





## Dimensions

External dimensions	12.8m x 6.1m	Bedroom 1	3.6m x 2.9m
Lounge/diner	5.8m x 5.8m	Ensuite	1.7m x 2.4m
Kitchen	3.2m x 2.7m	Bedroom 2	2.7m x 2.9m
Utility Room	1.3m x 1.8m	Shower Room	1.6m x 2.4m

*Dimensions are measured to the widest point. Please note that floor plan and dimensions given, while being accurate to the best of our ability, are intended as a guide, only.*

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# Our Company

Established in 1945, Greenfords has an enviable record for developing to the industry's highest standards, focusing on high quality park development in the Home Counties. We are proud and long-standing members of the industry's trade association - the British Holiday and Home Parks Association (BH&HPA).

We shall be very pleased to hear from you if you have any specific queries relating to this home or to Merrywood Park so please do not hesitate to contact us if we can be of further assistance.

*(image credit: Shutterstock)*

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# Merrywood Park



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