



# Merrywood Park

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



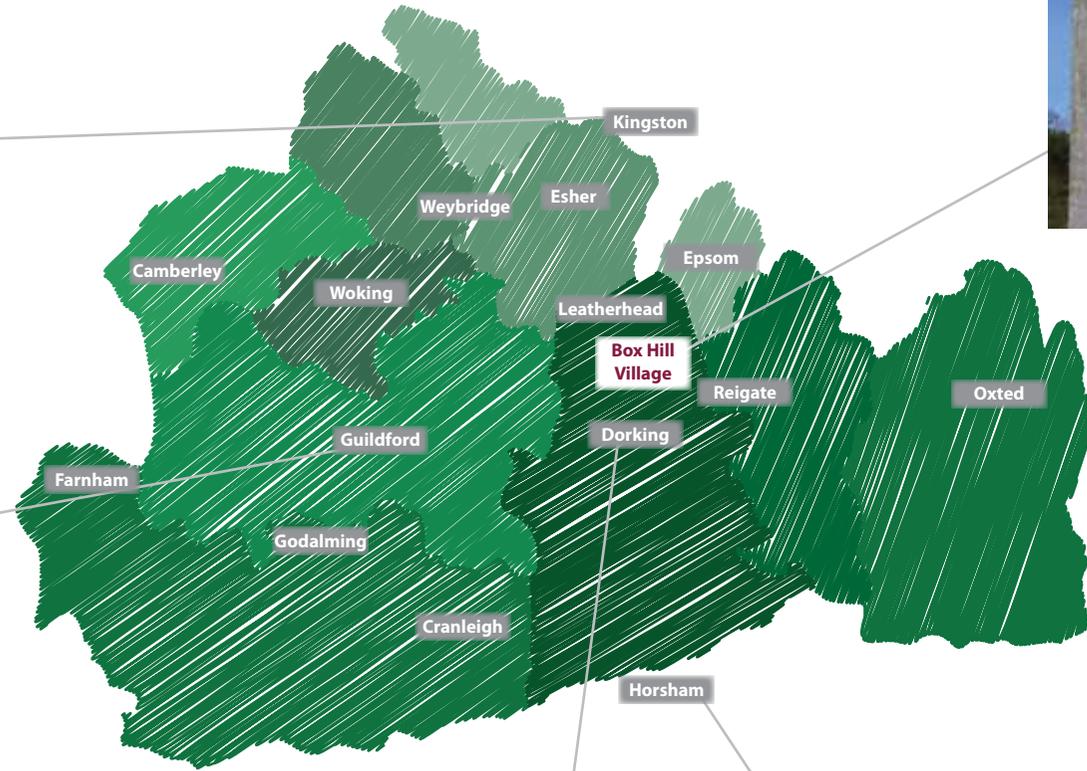
Set in the glorious Surrey countryside, Box Hill village is one of the most peaceful and relaxing places to live.

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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# 17 Merrywood Park

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

Omar Waverney Executive  
40' x 12' (12.2m x 3.7m)

**£89,950**

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# An opportunity to add value

This home has been lovingly kept by the previous owner and is ready for immediate occupation.

It is offered at a very competitive asking price and the buyer of this home will have the opportunity to add value to their investment with redecoration and some modernisation, should they wish to do so.

Little of the original home has been altered. The interior is a glorious example of 1980s styling and it will make a great project. The buyer who snaps this up will ultimately achieve a detached property, with private drive and garage, entirely fitted out to their own tastes, having increased the value of the home, considerably.



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# Kitchen

The kitchen layout offers both a decent run for cabinets and appliances and a good-sized dining area. The space benefits from plenty of natural light, with windows on both sides.



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# Lounge

This room provides a lovely big space with generous windows and a cosy feel.



# Bathroom

There is space for a full size bath or generous walk-in shower.

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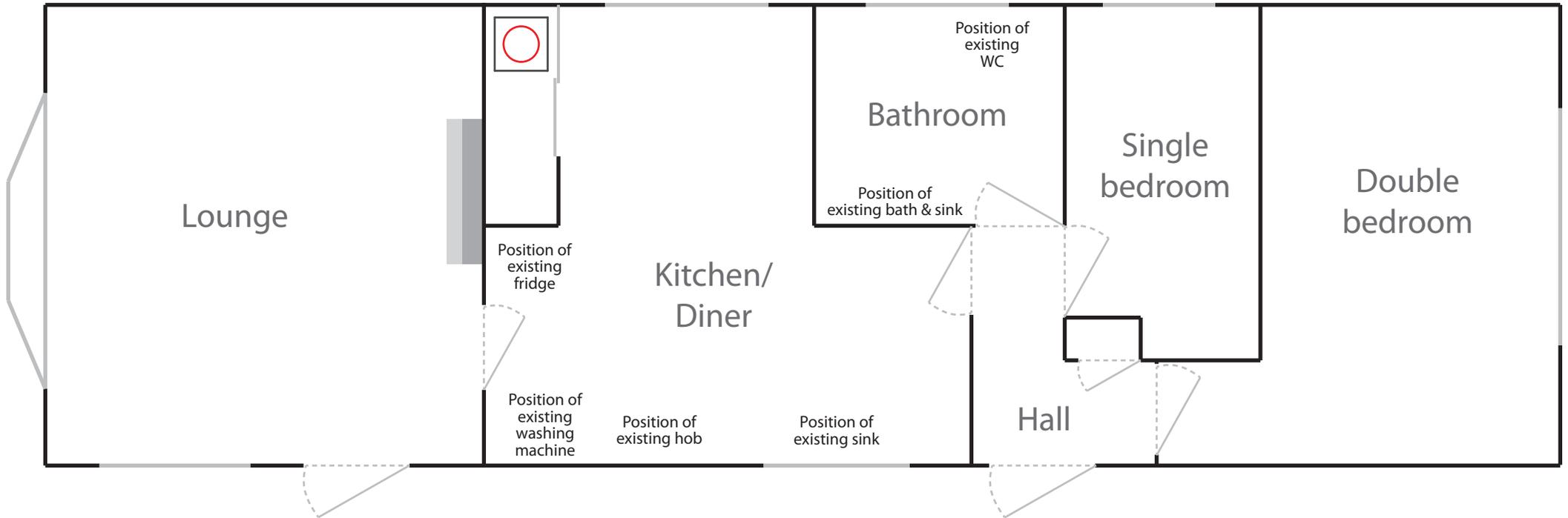
# Master bedroom with great potential

The existing fitted furniture can easily be removed entirely, to open out the room.



In addition to the double bedroom, this home has a single bedroom - perfect for a study, extra storage or as a cosy guest room. There is further useful storage space provided by the built-in cloaks cupboard in the hall.

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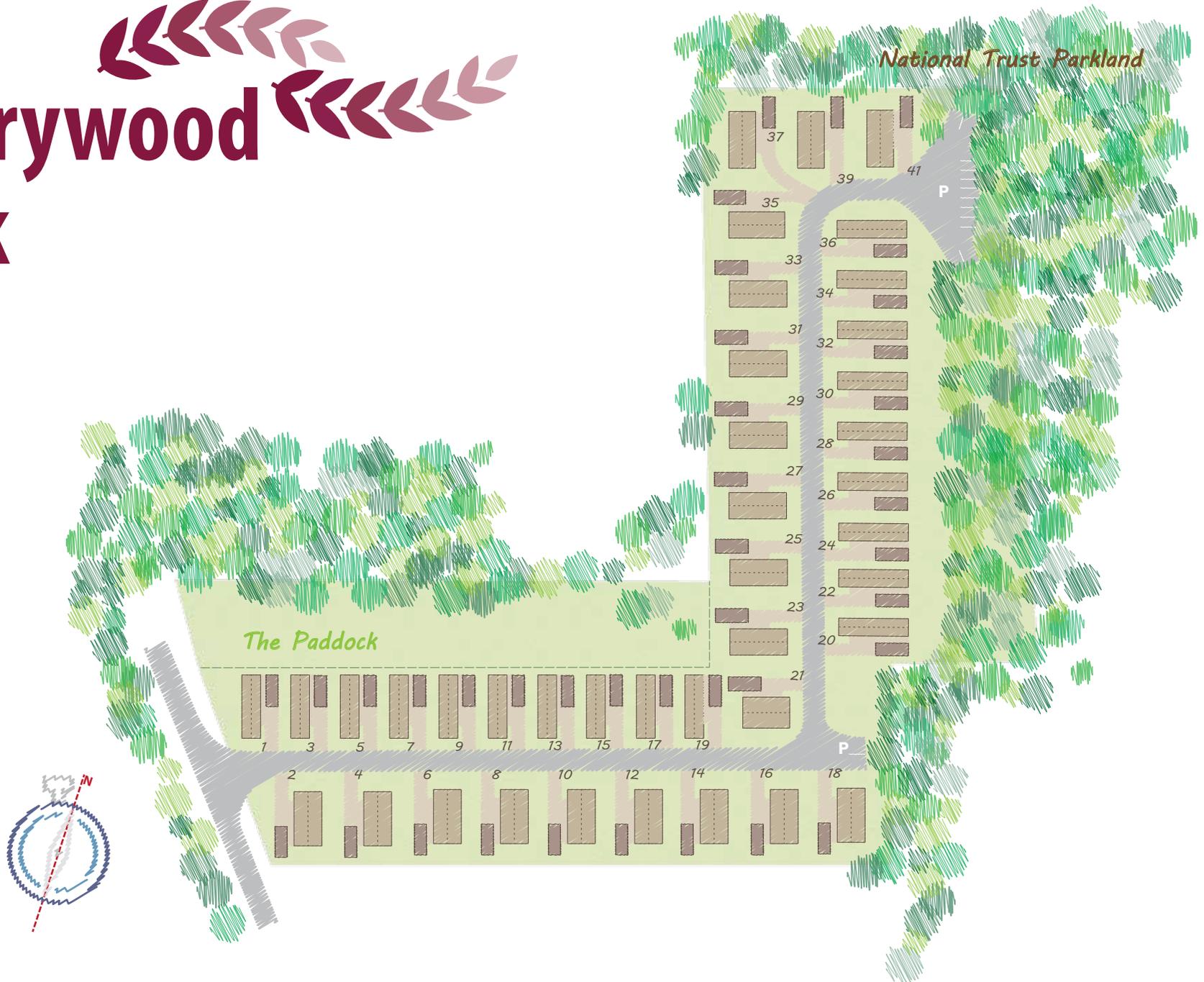
## Dimensions

External dimensions	12.2m x 3.7m	Bedroom 1	3m x 3.6m
Lounge	3.5m x 3.6m	Bedroom 2	1.5m x 2.7m
Kitchen/diner	3.9m x 3.6m	Bathroom	1.9m x 1.7m

*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. Please note that we have not included any fitted furniture on the floorplan or dimensions, with the exception of the built-in cupboard in the hall and the built-in cupboard in the kitchen, which houses the boiler and water tank.*

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# Merrywood Park



*Please note that the park plan, while being accurate to the best of our ability, is intended as an illustrative guide, only.*

# 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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