



# MERRYVALE

Pegmire Lane, Aldenham, WD25 8DR



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This beautifully presented five-bedroom home in the sought after area of Aldenham, being set in landscaped garden with an open aspect to the front offers spacious living areas, and a self-contained detached garden office room, and a charming summer house, making it perfect for families or those needing extra space.

The ground floor features a bright and welcoming living room, a formal dining room, and a well-equipped kitchen with ample storage. The large family room provides a versatile space for gatherings and opens into a sunlit conservatory, ideal for year-round enjoyment. A cozy snug offers additional flexibility, while a hallway with a W.C. completes this level.

The first floor boasts a generously sized master bedroom with built-in storage with great views to the front, while the second bedroom is particularly spacious and full of natural light. Two further bedrooms offer flexibility for family, guests, or a home office. A modern family bathroom serves this level, along with an en-suite for added convenience. The second floor features a private fifth bedroom and its own bathroom, making it an excellent retreat.

The property also includes a self-contained garden office room with en suite shower room/wc, ideal as a separate workspace if you work from home. The garden features a jacuzzi, and a beautifully designed summer house, perfect for a home office, studio, or peaceful retreat.

Conveniently located close to excellent schools, transport links, and local amenities, this home offers the perfect balance of space, comfort, and convenience.







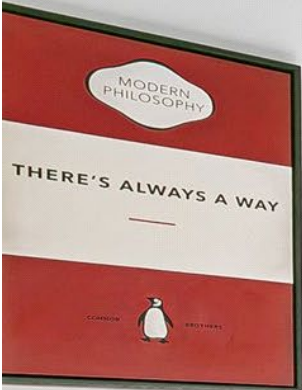


















































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	82 B

## Approximate Gross Internal Area 2799 sq ft - 259 sq m

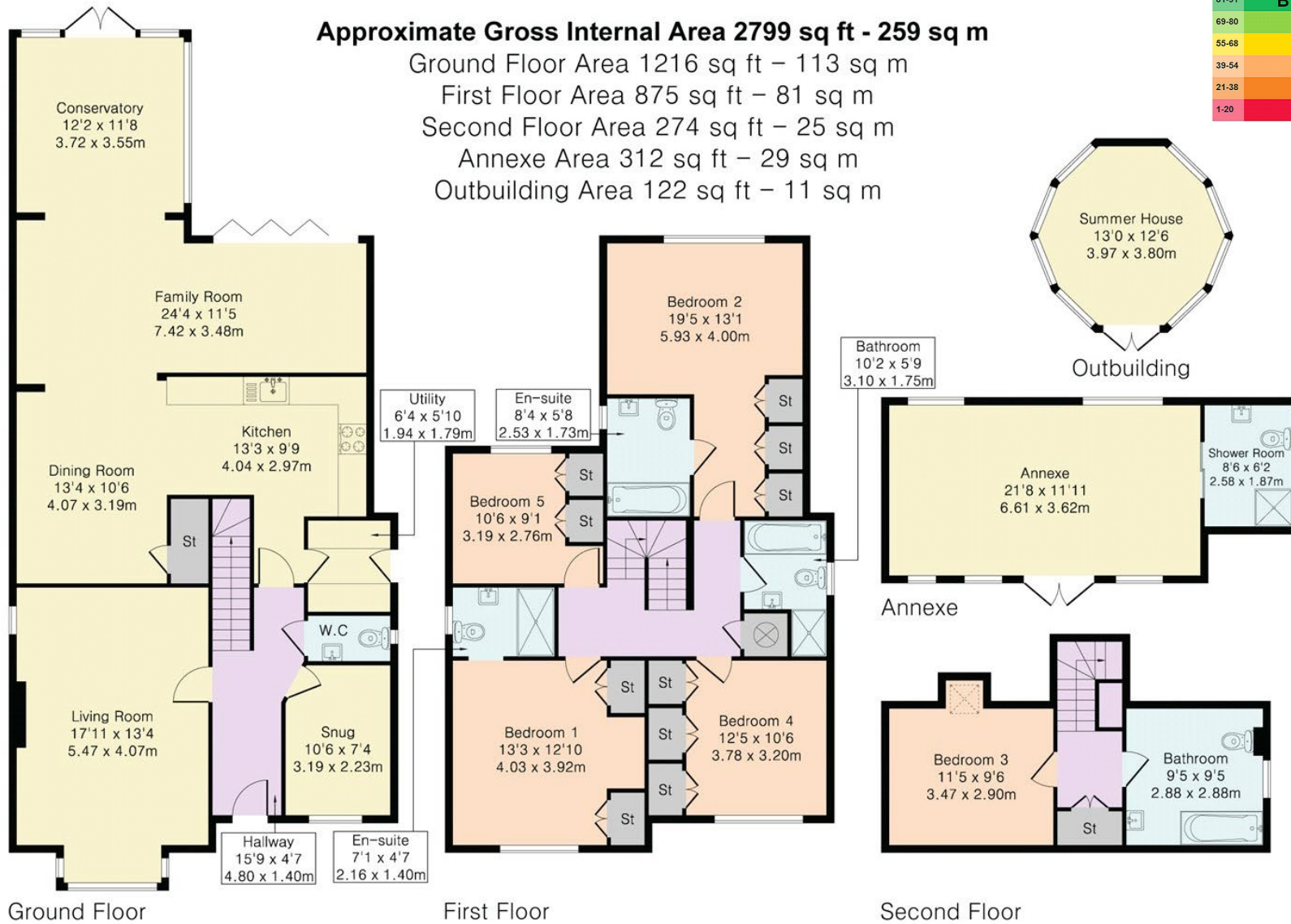
Ground Floor Area 1216 sq ft – 113 sq m

First Floor Area 875 sq ft – 81 sq m

Second Floor Area 274 sq ft – 25 sq m

Annexe Area 312 sq ft – 29 sq m

Outbuilding Area 122 sq ft – 11 sq m



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

