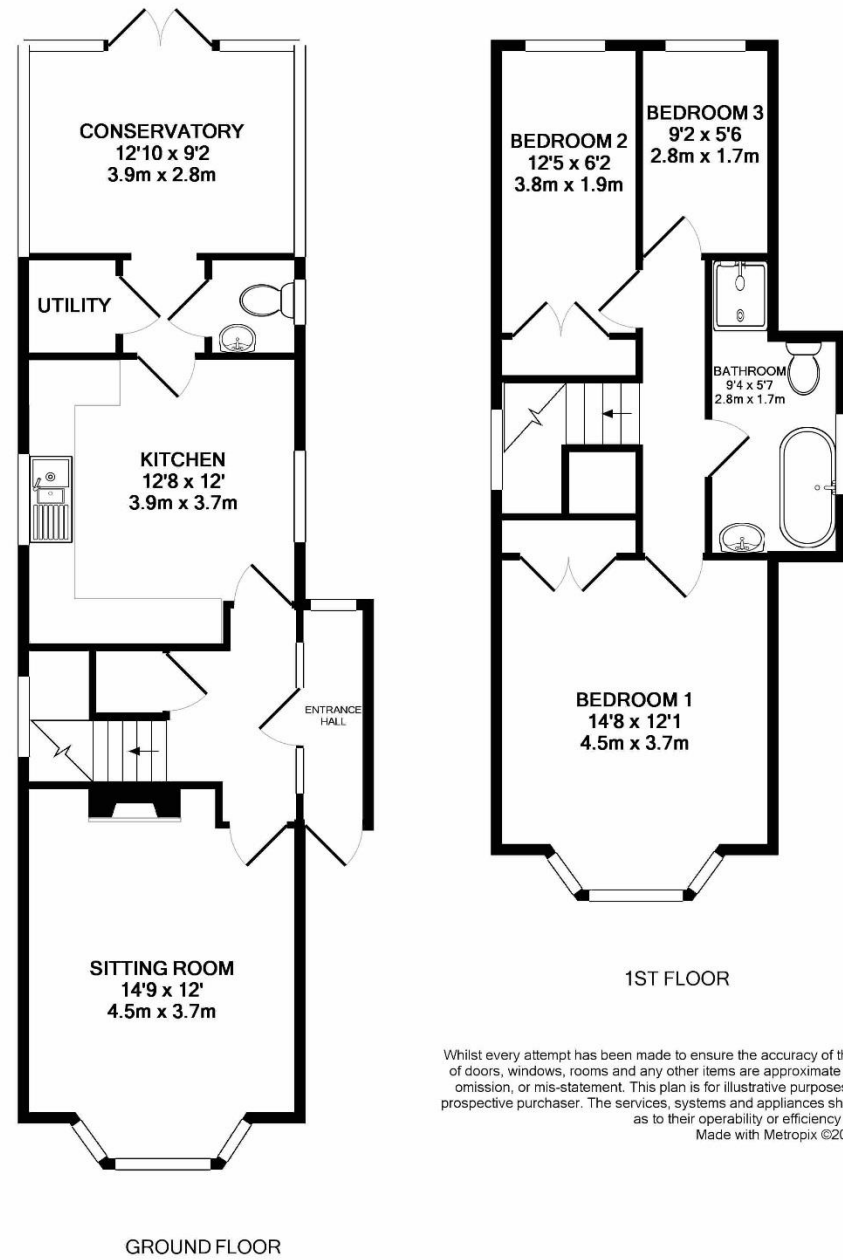




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Price On Application Freehold

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No.44 is located in a quiet and convenient location within a short walk of local shops. It is 3 minutes walk from The Merrow Downs and close to two excellent schools, St.Peter's Catholic School & George Abbot. The property is a detached, three bedroom, character family home set on a pleasant, south-facing rear garden plot. The house is offered to the market with the benefit of no-onward chain.

Situation

The property is located in a no-through road adjacent to the Merrow Downs and just over 1 mile east of Guildford. This is a highly sought-after area with good local schools and a range of shops for day to day needs in nearby central Merrow. Guildford Golf Club is located on the nearby Downs and there are delightful country walks in the area. The very popular Pit Farm Tennis Club is within 2 minutes drive and London Road station (which connects with Waterloo) is approximately one and a half miles away. There is easy access with the A3 at nearby Burpham Village. The historic town of Guildford with its wide range of shopping and recreational facilities is approximately one and a half miles away.

Description

This well-presented, character, two/three bedroom home is approached via a paved driveway with ornamental brick retaining wall, mature shrubs and picket fencing,

The front door opens to a covered side porch with useful storage area, and a further door leads into the entrance hall. The front aspect sitting room has a wide-angled bay window and a feature Victorian-style open fireplace with wood mantle and surround.

The double-aspect kitchen is fitted with a comprehensive range of painted-wood eye and base level cupboards incorporating a built-in double oven with gas hob and concealed extractor over, space and plumbing for a dishwasher and has ample space for a family dining table. There is an inner lobby with a cloakroom, and a utility area with space and plumbing for white goods. To the rear there is a spacious, Victorian-style conservatory which enjoys an open outlook, and access onto the rear garden. This room provides flexible living space as a family room or home office.

To the first floor the bedrooms are currently configured as three, the main with a front aspect bay window and a range of fitted wardrobes. The two remaining single bedrooms could easily be adapted to create one larger double bedroom, enjoying an aspect over the rear garden. The family bathroom is of a good size and features a Victorian-style suite comprising a free-standing roll-top bath, pedestal wash hand basin and WC with high-level cistern. There is a separate double shower enclosure with power shower.

Outside, the front driveway provides block-paved parking for 2/3 vehicles and there is side access to the rear. The rear garden is enclosed by mature shrub borders, panelled fencing and brick retaining walls. The patio area runs the width of the garden and provides ample space for outdoor entertaining. There is an area of shaped lawn surrounded by flower and shrub borders. At the foot of the garden is a westerly-facing decked seating area, which enjoys the evening sun.

We highly recommend a viewing to appreciate the location and opportunity the property offers.



EPC Rating

D

Council Tax Band

E – Current year charge £2099.70 (2017-18)

Viewing

Strictly by appointment through Seymours Estate Agents, 5 Kingpost Parade, Burpham, Guildford, Surrey, GU1 1YP.

Directions

From our Burpham Office turn left onto the London Road. At the roundabout continue straightover and at the next roundabout turn left into Boxgrove Road. Continue along under the railway bridge and follow the road to the traffic lights with the junction of Epsom Road and turn left. Follow along the Epsom Road and take the second turning on the right into Daryngton Drive. No.44 can be found on the right hand side.

Fixtures & Fittings

We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.



- Two/Three Bedrooms • Sitting Room • Kitchen/Dining Room • Cloakroom •
- Conservatory/Family Room • Family Bathroom • Off-Road Parking •
- South-Facing Rear Garden • No-Onward Chain • EPC D •