



11 Rectory Close, Merrow, Guildford, Surrey, GU4 7AR





6 bedrooms (2 en-suites)
Family bathroom
Sitting/dining room
Family room
Fitted kitchen
Utility room
Off street parking
Rear garden with with office/studio
Tenure Freehold
Council tax band G
EPC C

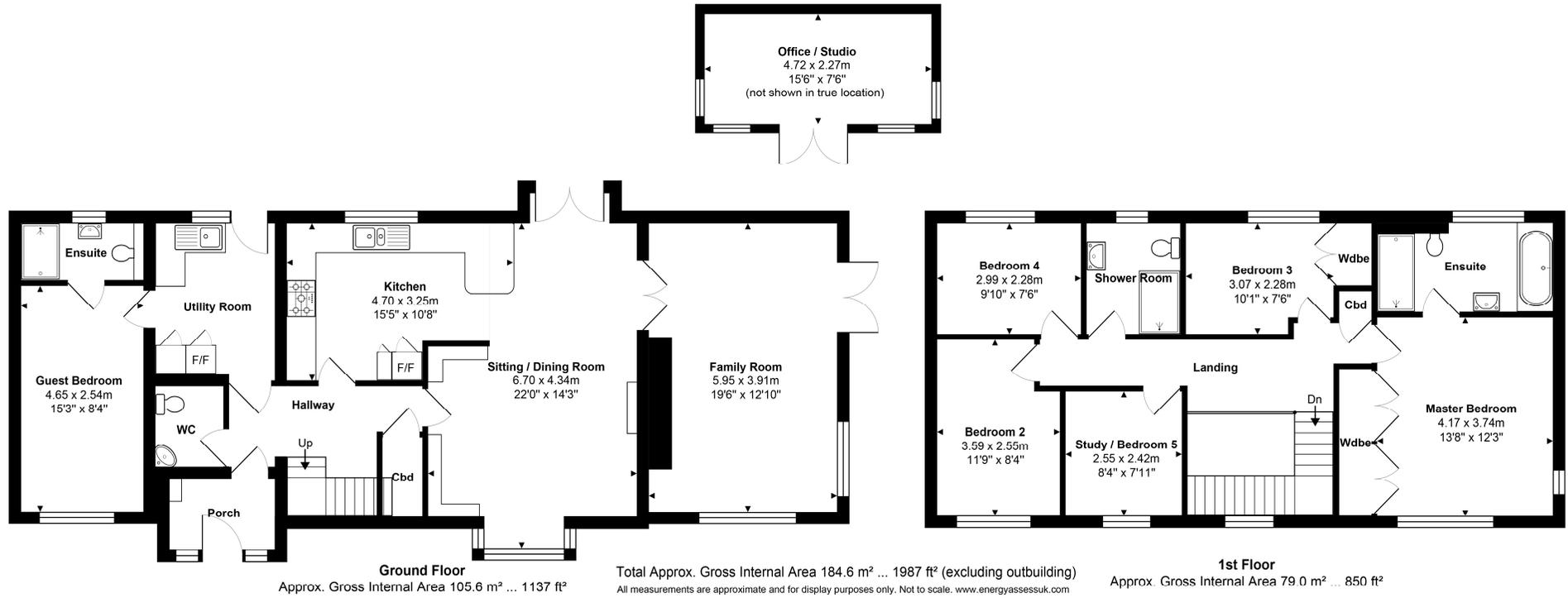
Conveniently situated at the end of a quiet no through road, and within walking distance of a number of excellent schools, 11 Rectory Close is a fantastic six-bedroom detached family home, with generously appointed accommodation, arranged over two floors, including a ground floor bedroom with en-suite facilities.

Extended by the current owners the house now offers superb, open-plan space with the kitchen opening onto the sitting/dining room with French doors leading to a second reception room overlooking the rear garden. The ground floor is completed with utility and cloakroom. Upstairs, the master bedroom with a good-sized en-suite, and four more bedrooms plus a family bathroom. Outside, the rear garden enjoys a sunny aspect with a good degree of privacy, offering space ideal for a young family with the added bonus of garden room/studio.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

