



13 Longmead, Merrow, Guildford, Surrey, GU1 2HN





4 bedrooms
Bathroom & shower room
Sitting room
Kitchen/dining/family room
Utility room
Study/bedroom
Garage
Garden with outbuilding
Tenure Freehold
Council tax band G. EPC C.

A deceptively spacious 4/5 bedroom family home, close to Merrow Downs.

Conveniently situated in a quiet, residential road, on the edge of Merrow Downs, 13 Longmead is an attractive detached family home with larger than apparent accommodation arranged over two floors.

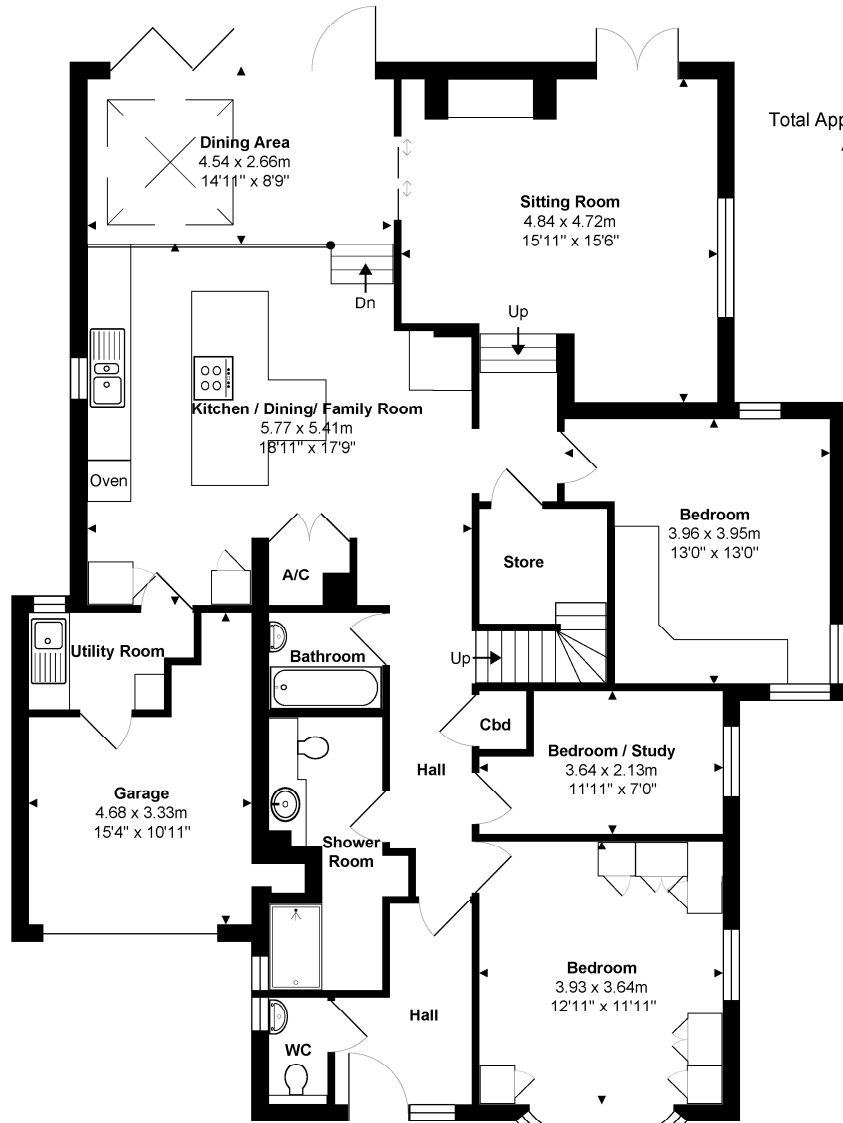
Extended and upgraded by the present owners, the property offers space ideal for a young family as well as flexibility as to how the rooms are used, with the potential for there to be up to 5 bedrooms, or 3 and two study's. The kitchen is of particular note, having been fitted by Saffron Interiors of Merrow to a very high standard and with doors out onto the attractively landscaped rear garden. Outside, the garden offers a number of seating areas as well as a large outbuilding that would suit a variety of uses.

The planning permission, granted in 2018 (Ref: 18/P/00827) also included a first floor addition to provide a bathroom. As the ground floor element of the permission was built, thus implementing the permission, any new owner can build the first floor addition in line with the plans approved, without having the reapply for consent.

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.

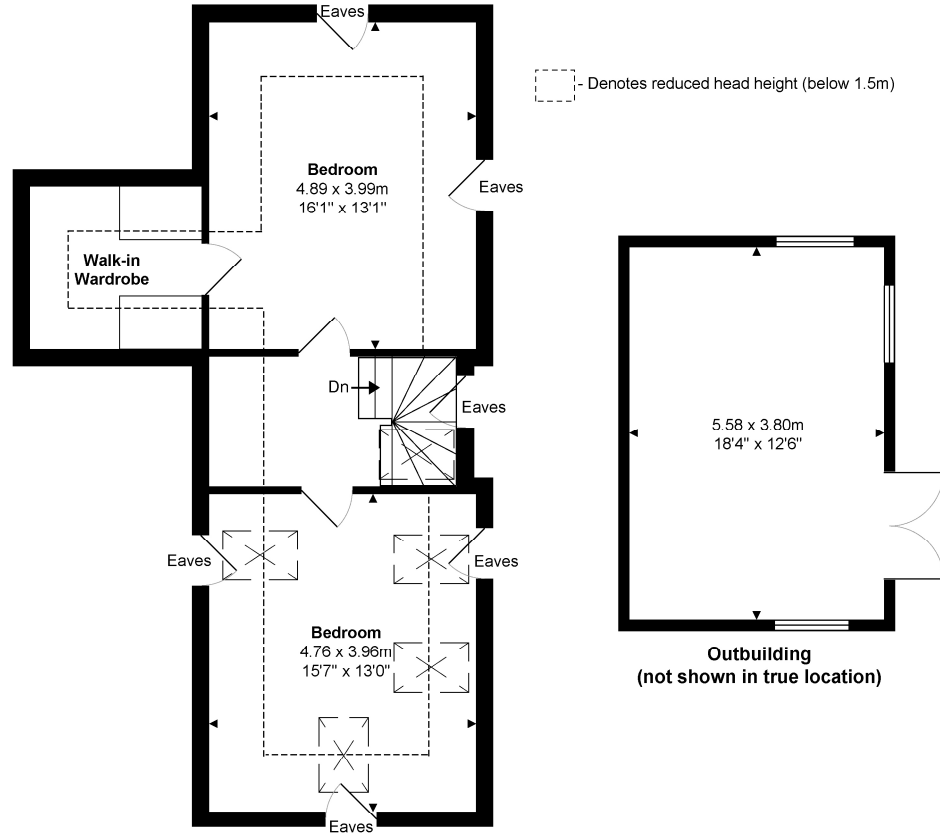
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.





Ground Floor
Approx. Gross Internal Area 149.7 m² ... 1611 ft²

Total Approx. Gross Internal Area 202.7 m² ... 2182 ft² (excludes outbuilding, includes garage)
All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



1st Floor
Approx. Gross Internal Area 53.0 m² ... 571 ft²

