



19 The Paddock, Merrow, Guildford, Surrey, GU1 2RQ





4/5 bedrooms
En-suite shower room & family bathroom
Cloakroom
Sitting room
Family room/bedroom
Beautiful kitchen/dining/family room
Landscaped rear garden
Off street parking
Tenure Freehold
Council tax band G.
EPC C.

Beautifully presented family home, in the heart of Merrow, and close to excellent schools.

Conveniently situated at the end of a cul-de-sac in the heart of Merrow, 19 The Paddock is a beautifully presented 4/5 bedroom detached family home. The subject of extensive renovation and extension works in recent years, the house now offers light, bright, and spacious accommodation, arranged over two floors. Features of note include the superb kitchen/dining/family room with its bi-fold doors out on to the rear garden and the recently installed family bathroom and en-suite shower rooms, both fitted with high-quality sanitary wear.

The accommodation within also offers a good degree of flexibility, with the family room easily doubling up as a fifth bedroom.

Outside, the rear garden has been attractively landscaped with a patio adjacent to the house, leading on to a level lawn. In the corner is a further covered seating area with patio heaters.





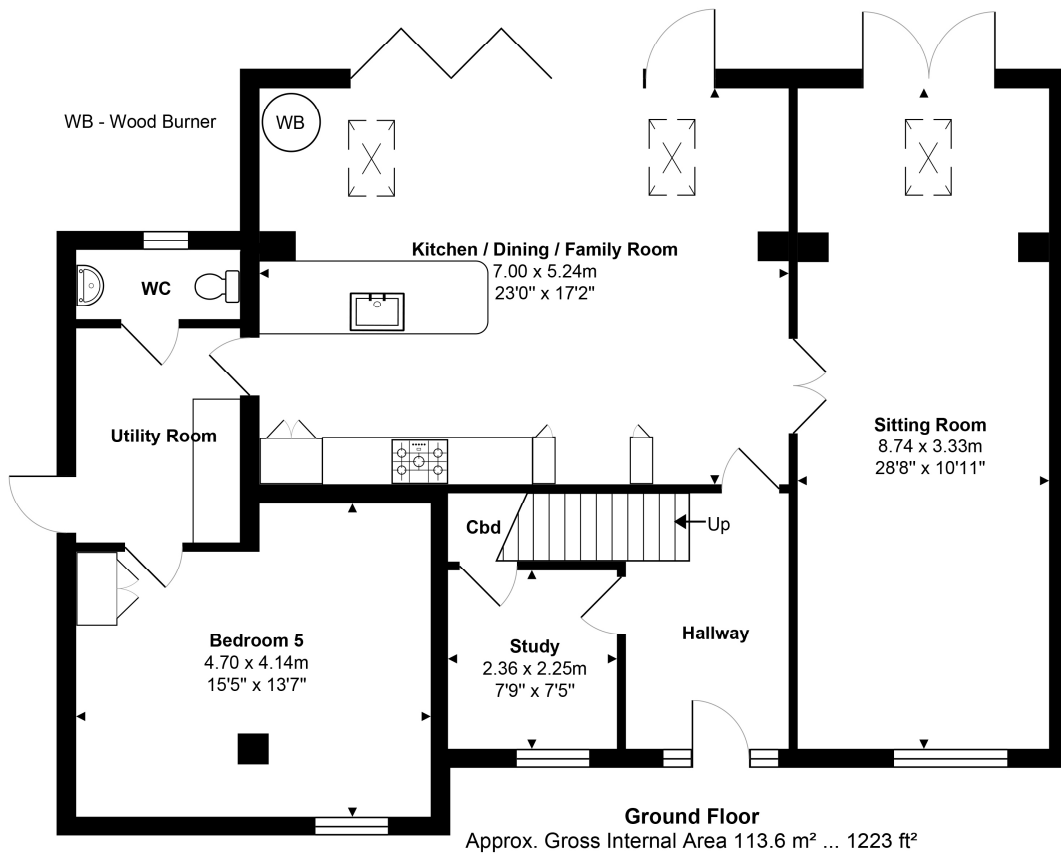


The area

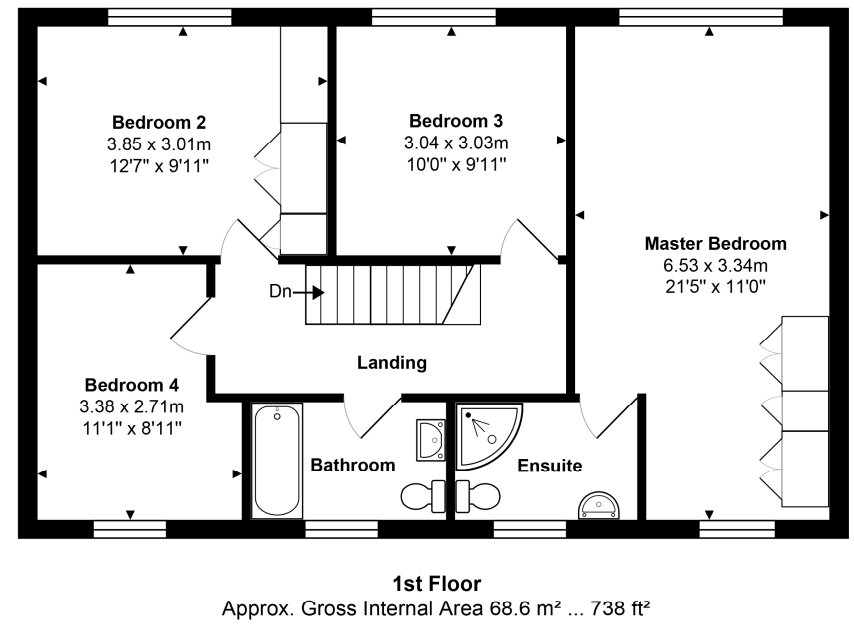
Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George 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.





Total Approx. Gross Internal Area 182.2 m² ... 1961 ft²
 All measurements are approximate and for display purposes only. Not to scale. www.energyassesssuk.com





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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.

