



186a Epsom Road, Guildford, Surrey, GU1 2RR





4 bedrooms  
Living room  
Dining room  
Family room  
Kitchen/breakfast room  
Bathroom & shower room  
Cloakroom  
Driveway & garage  
Tenure Freehold  
Council tax band G  
EPC D

Attractive detached four-bedroom family home, close to excellent schools.

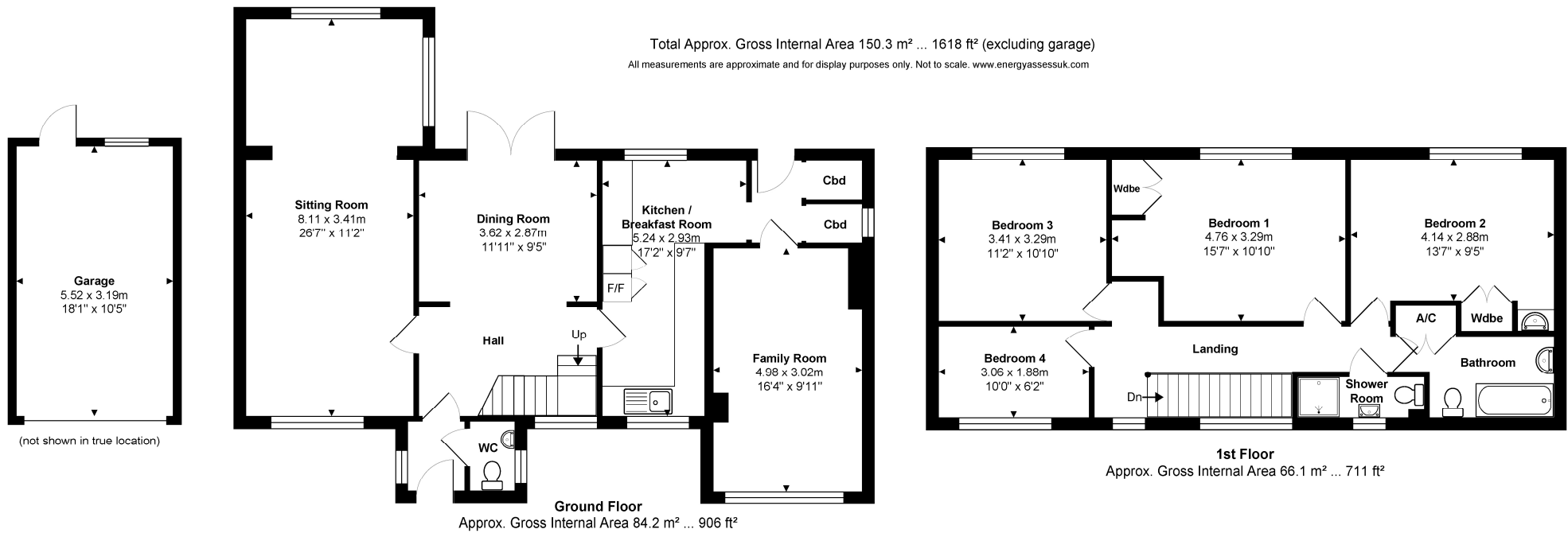
Set within a short walk of a number of superb local schools, 186a Epsom Road is an attractive four-bedroom detached family home. The house is offered with no onwards chain and has further scope, subject to the relevant consents to enlarge to the right flank, or incorporate the family room into the kitchen to provide a much larger kitchen/dining/family room.



The garden is predominantly to the front of the house, with a driveway that offers parking for several cars, whilst to the rear of the house is a further, smaller, area of garden which offers a good degree of privacy and enjoys a sunny southerly aspect.

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 close by 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.

