



13 Ashbury Crescent, Merrow Park, Guildford, Surrey, GU4 7HG

 Chantryes
& Pewleys





- 2 bedrooms
- Living room
- Fitted kitchen
- Bathroom
- South-facing garden
- Garage in a block
- In the catchment area for several schools
- Tenure Freehold
- Council tax band D
- EPC C

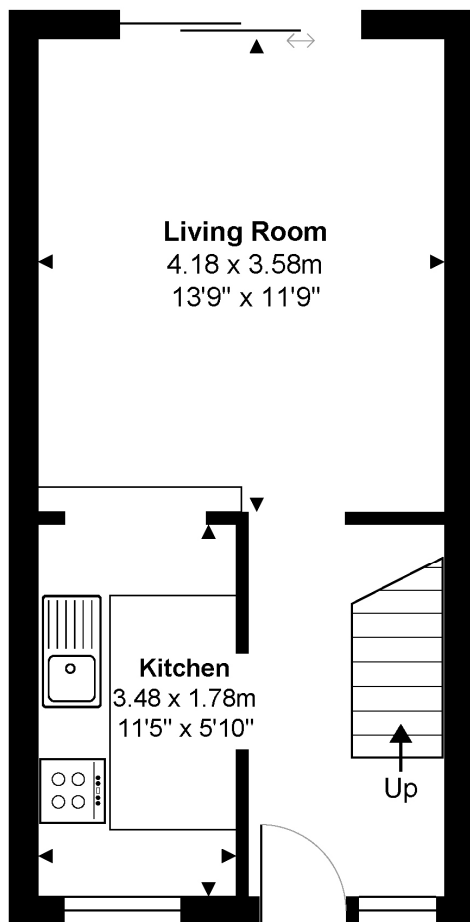
Conveniently situated within a short walk of a number of superb local schools, 13 Ashbury Crescent is a well presented two double bedroom home, with the benefits including modern kitchen and bathroom.

Outside, to the front mainly laid to lawn with pathway to the front door. To the rear is a south facing garden, which is a good size with shed and there is a garage in block.



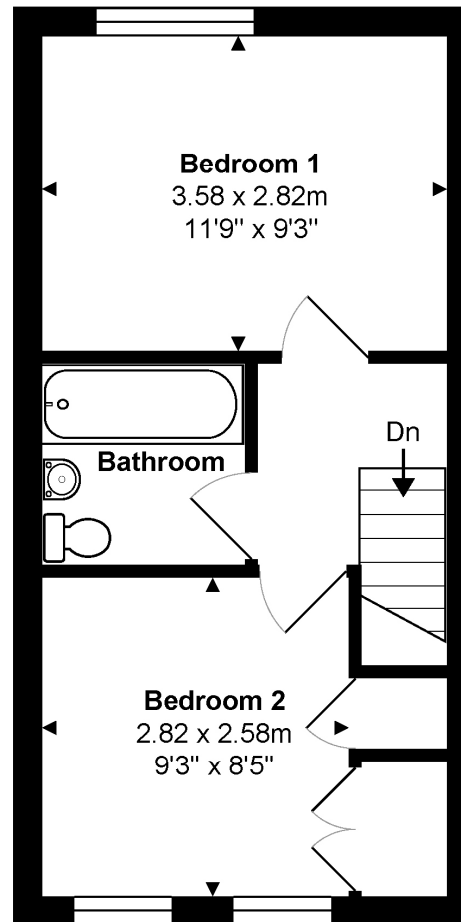
Merrow Park offers a variety of amenities for day to day needs including a chemist, hair dressers, post office and a Doctors surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, Boxgrove Primary, St Thomas of Canterbury, 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.



Ground Floor

Approx. Gross Internal Area 28.0 m² ... 301 ft²



First Floor

Approx. Gross Internal Area 28.0 m² ... 302 ft²

Total Approx. Gross Internal Area 56.0 m² ... 603 ft²

All measurements are approximate and for display purposes only. Not to scale.

