



97 Horseshoe Lane East, Guildford GU1 2TW





Property Description

- Carriage driveway
- Walking distance of Merrow Downs
- Close to excellent local schools
- Attractive gardens
- Good sized kitchen/breakfast room
- 2 reception rooms
- 4 bedrooms

Conveniently situated within a short walk of Merrow Downs and a number of excellent local schools, including George Abbot and St Peters, 97 Horseshoe Lane East is a well-presented four-bedroom detached family home.

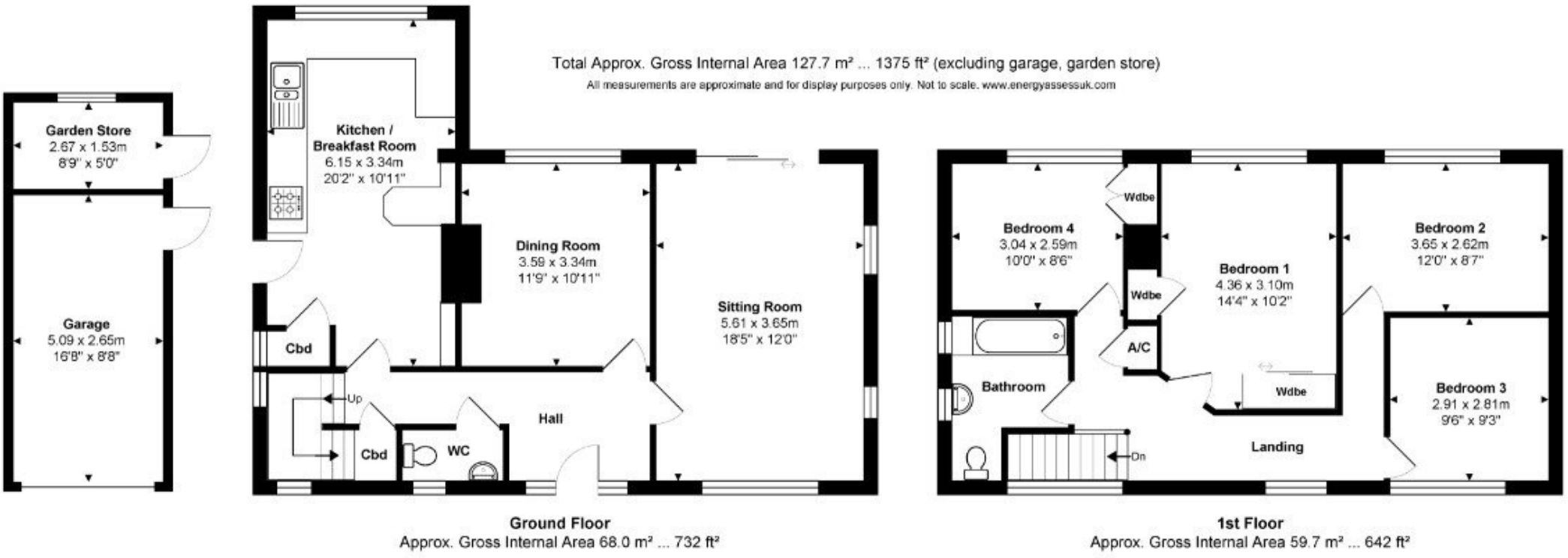
Set in pretty and mature gardens, the house offers well-planned and well-proportioned accommodation arranged over two floors, including two separate reception rooms and a good-sized kitchen/breakfast room. Subject to the relevant consents, the house offers considerable scope to enlarge the existing footprint to the left flank where the garage currently is.

Guildford is the historic and vibrant county town of Surrey, offering first class entertainment and shopping, and is a gateway to some of the most stunning scenery in the south east of England. Guildford has excellent transport links, with the A3 linking to the M25 just 6 miles away and for those that commute by train, the service to Waterloo from the mainline station is excellent, with times from approximately 36 minutes. London Road station (Waterloo from around 55 minutes) is also nearby.

Freehold
EPC Rating C
Council Tax Band F









Chantries & Pewleys

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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.

