



82 Merrow Woods, Guildford, Surrey, GU1 2LN





3 bedrooms
Sitting room
Dining room
Kitchen
Family bathroom
Garage with utility room
Attractive rear garden
Tenure Freehold
Council tax band F
EPC E

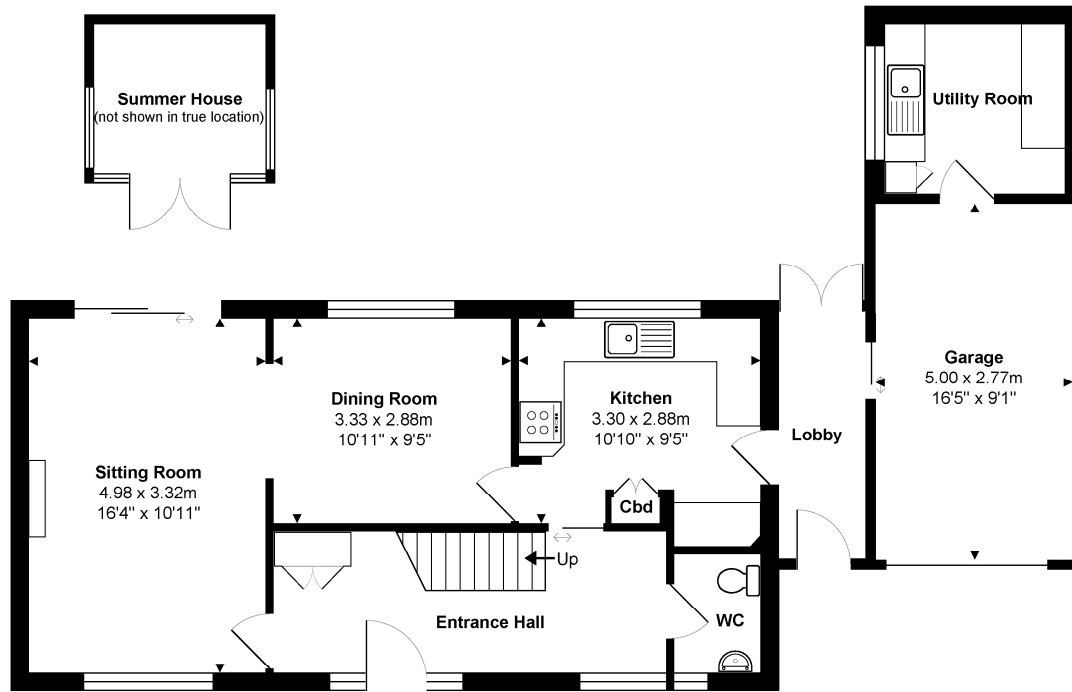
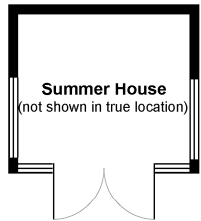
A wonderful opportunity to purchase this light and bright 3-bedroom detached family home, which is conveniently situated within a short walk of a number of excellent schools.

The property was built by the family in the 1960's and is the first time it has been on the open market. This fantastic home offers huge potential to enlarge subject to planning consent. The house offers a kitchen, two separate reception rooms, with the sitting room having patio doors giving access out on to the patio terrace, which in turn leads on to the large level lawn.

Upstairs offers three bedrooms and a family bathroom, whilst to the front of the property you will find ample off road parking and a garage with separate utility room to the rear.

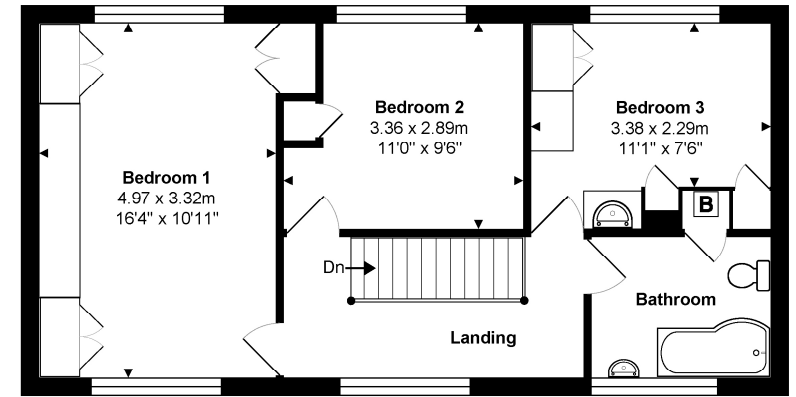
Local shops are within easy reach and schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 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 74.6 m² ... 803 ft²

Total Approx. Gross Internal Area 125.7 m² ... 1353 ft² (includes garage, lobby and utility room)
All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



1st Floor
Approx. Gross Internal Area 51.1 m² ... 550 ft²

