



19 High Path Road, Merrow, Guildford, Surrey, GU1 2QG





2 bedrooms
Living room
Dining room
Fitted kitchen
First floor bathroom
Lovely mature rear garden
Minutes from the Merrow Downs
Tenure Freehold
Council tax band D
EPC E

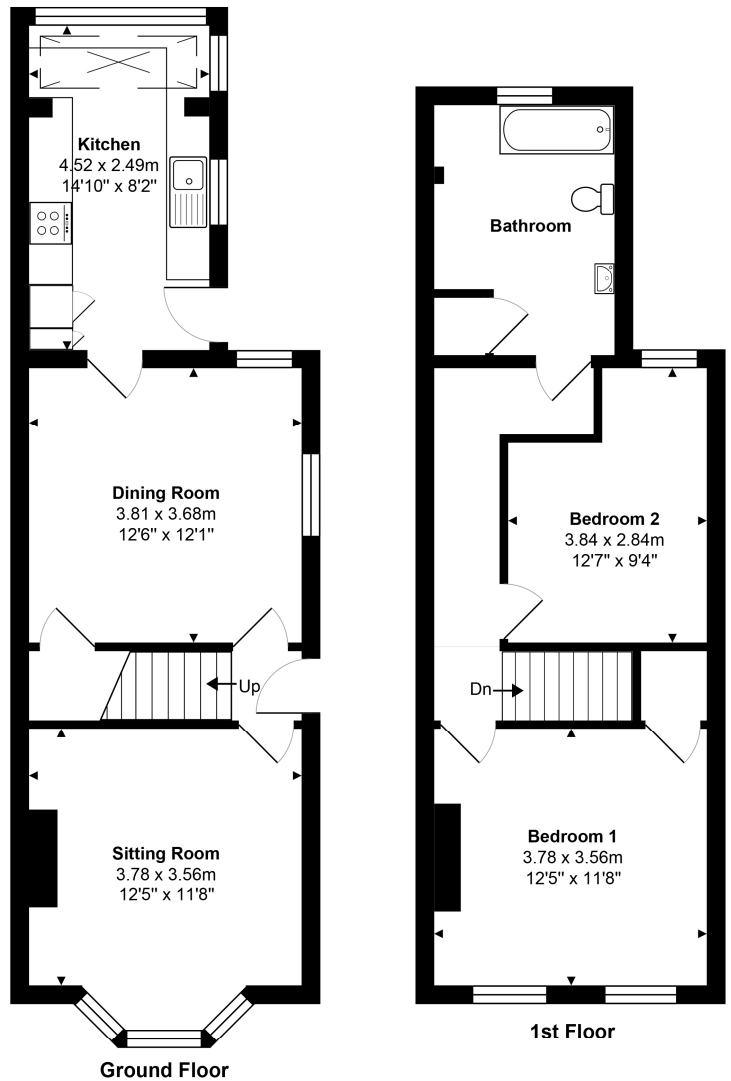
A charming two bedroom bay fronted character cottage located in a popular location, just minutes from the Merrow Downs with miles of countryside for walking and cycling.

No.19 has been updated and extended by the current owners and offers lovely living room with bay window and working fireplace, separate dining room and wonderful kitchen with views over the lovely rear garden. Upstairs you will find two double bedrooms and good-sized bathroom. The established rear garden which is part-walled is a real delight with lawned and patio areas.

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.





Total Approx. Gross Internal Area 86.8 m² ... 934 ft²

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

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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.

