



69 Sheplands Avenue, Merrow, Guildford, Surrey, GU1 2SJ

 Chantries
& Pewleys





3 bedrooms
Living room
Dining room
Fitted kitchen
Conservatory
Family bathroom
South-facing garden with home office
Garage
Planning permission granted to extend
Tenure Freehold. Council tax band D. EPC C.

A lovely three-bedroom family home, close to excellent schools, with planning permission to extend.

Conveniently situated within a short walk of a number of excellent schools in Merrow, as well as the local shops, 69 Sheeplands Avenue is a well-presented three-bedroom semi-detached family home. Features of note include an open-plan ground floor layout, a sunny south-facing garden, a detached garage and a superb home office in the garden with heating and ideal for those that work from home. The property also benefits from planning permission (22/P/01701) to extend the house to the rear, to provide enlarged ground floor accommodation and a fourth bedroom at first floor level.

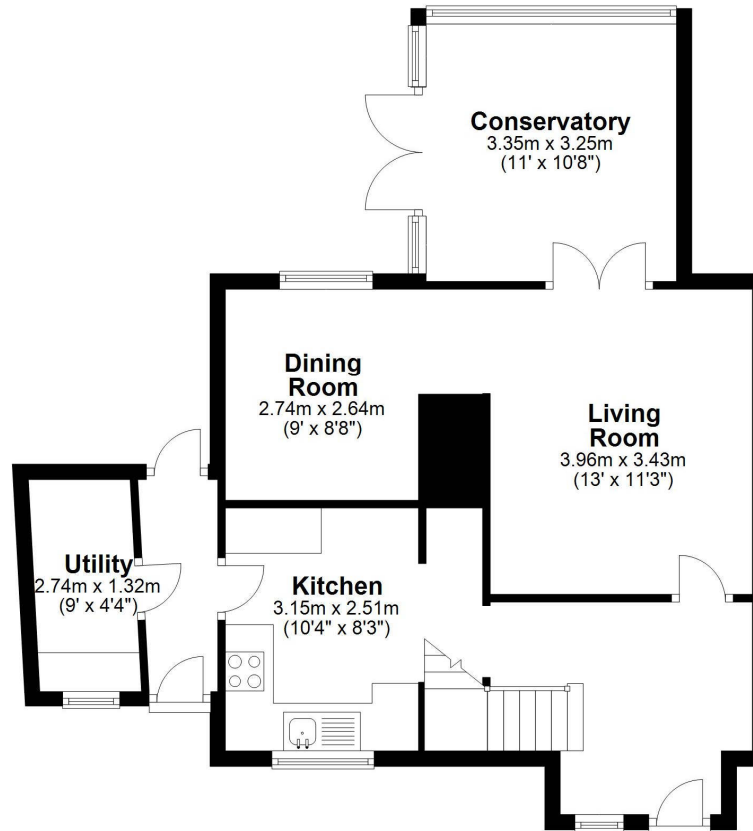
Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George 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 closeby linking to the M25 motorway, Gatwick and Heathrow Airports.



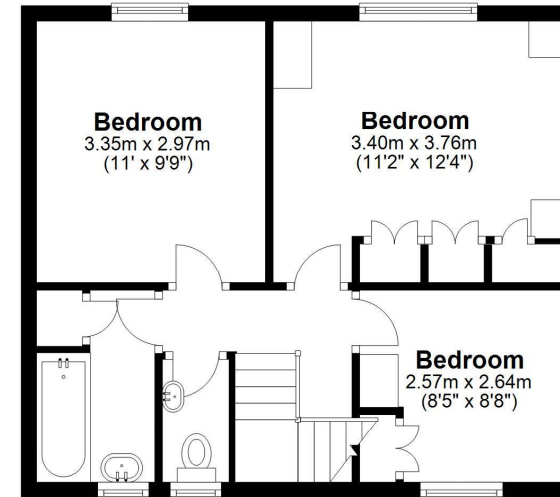
Ground Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



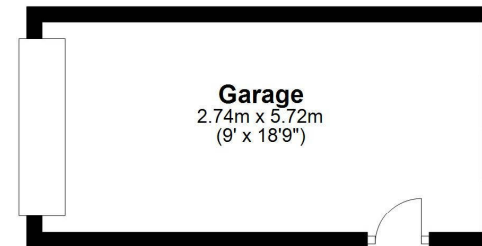
First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



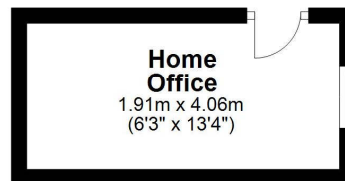
Garage

Approx. 15.7 sq. metres (168.8 sq. feet)



Home Office

Approx. 7.7 sq. metres (83.4 sq. feet)



Total area: approx. 125.1 sq. metres (1346.3 sq. feet)

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Lettings 01483 405222
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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.

