



85 Horseshoe Lane East, Merrow, Guildford, Surrey, GU1 2TW







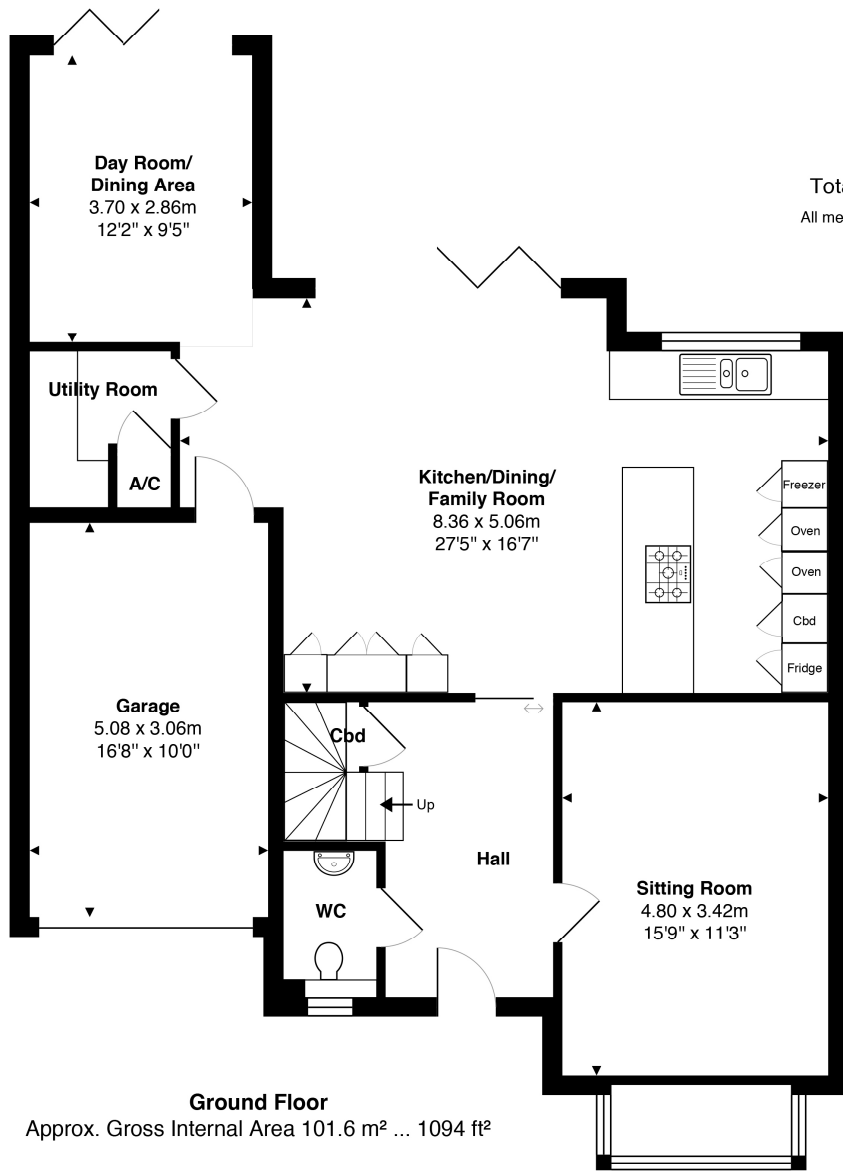
4 bedrooms (2 en-suite)
Family bathroom
Living room
Day room/snug/dining
Kitchen/dining/family room
Utility room
Cloakroom
Driveway & garage
Rear garden
Tenure Freehold. Council tax band G. EPC C.

Beautifully appointed four-bedroom family home, close to excellent schools and Merrow Downs. Built in 2016 and finished to an exacting standard, 85 Horseshoe Lane East is a beautifully presented four-bedroom family home, set within a short walk of several excellent schools and Merrow Downs. The ground floor accommodation is predominantly open plan with a superb kitchen/dining/family room across the entire back of the property, with two sets of bi-fold doors leading out on to the rear garden. To the front of the property, there is a spacious entrance hallway, a good-sized sitting room and a ground floor cloakroom. Upstairs, all four bedrooms are generously proportioned with two having en-suite bath/shower rooms and there is a family bathroom, all of which are finished beautifully. Outside, the garden offers a good degree of privacy and is attractively landscaped with a large patio terrace adjacent to the house, leading on to a level lawn with a further raised sun deck seating area at the rear.

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.

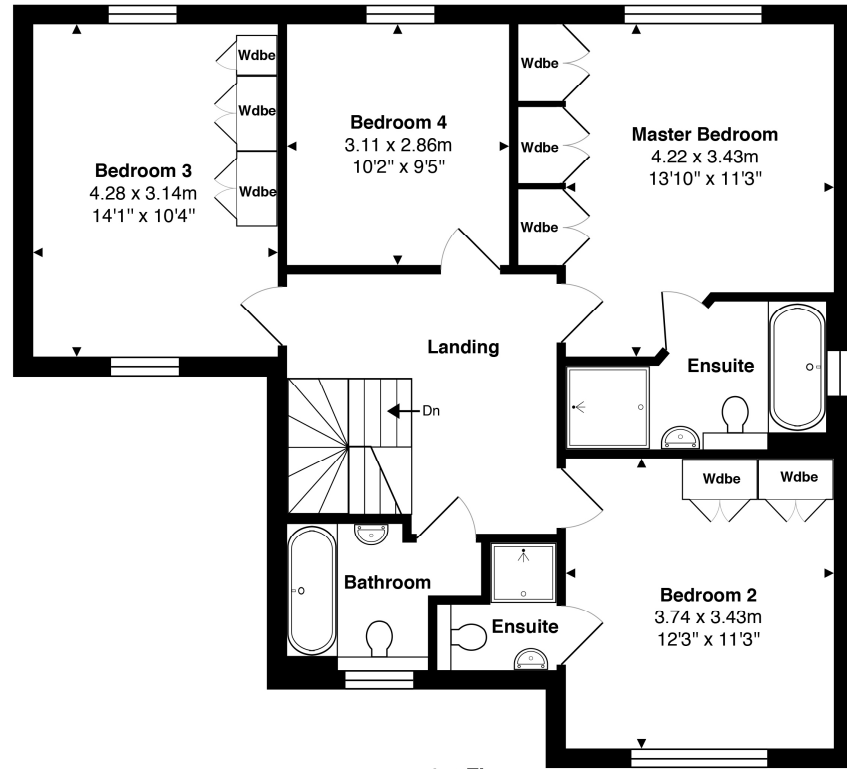
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.





Ground Floor
Approx. Gross Internal Area 101.6 m² ... 1094 ft²

Total Approx. Gross Internal Area 177.9 m² ... 1915 ft²
All measurements are approximate and for display purposes only. Not to scale.



1st Floor
Approx. Gross Internal Area 76.3 m² ... 821 ft²

