



41 Merrow Woods, Guildford, Surrey, GU1 2LQ





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4 bedrooms
Living/dining room
Kitchen/breakfast room
Family room
Bathroom & shower room
Off street parking & garage
Good-sized garden
Council tax band F
Tenure – Freehold
EPC C

Beautifully presented 4-bedroom family home, close to excellent schools

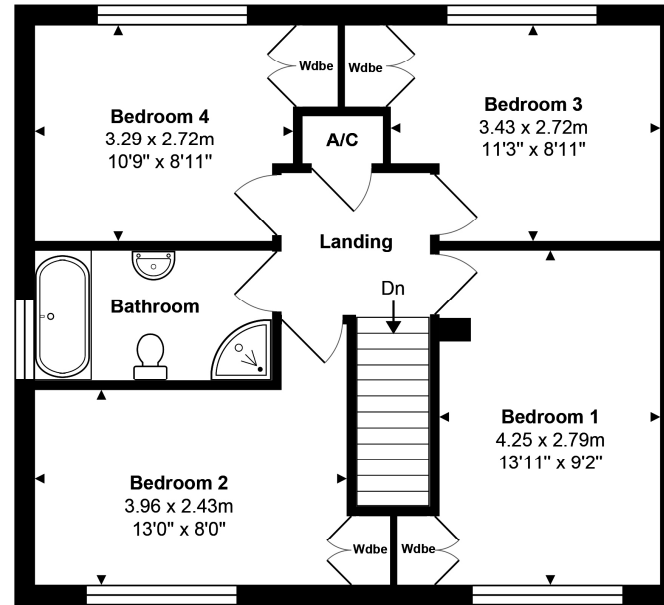
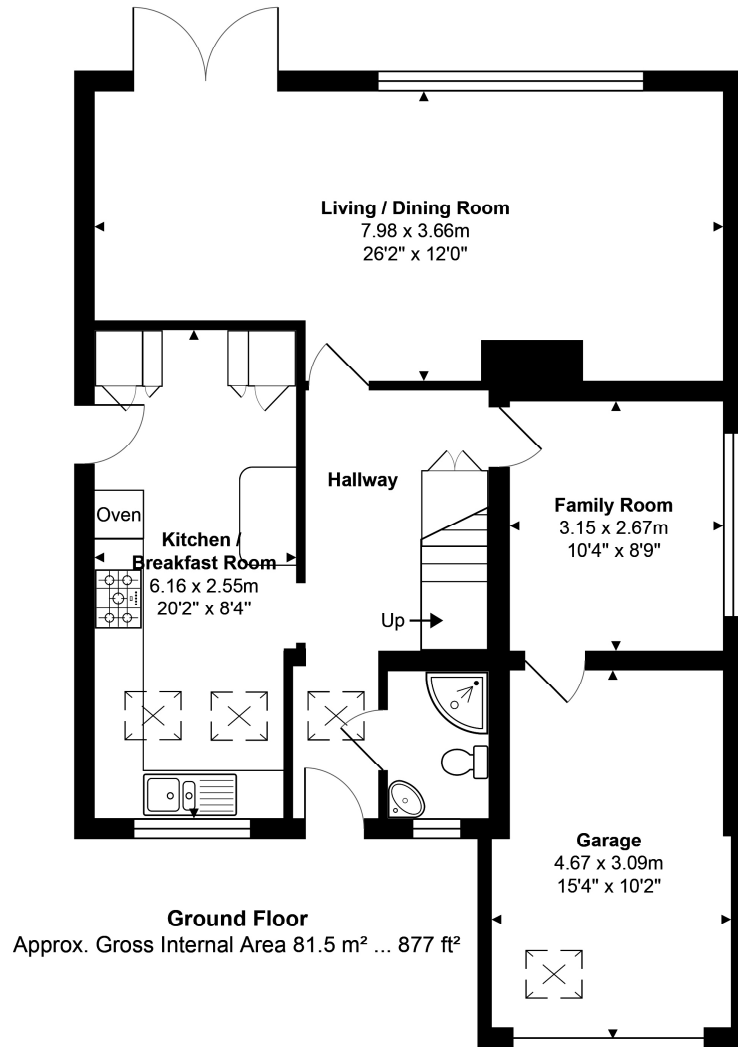
Conveniently situated within a short walk of a number of excellent schools, 41 Merrow Woods is a beautifully presented family home offering light, bright and spacious accommodation. Updated by the current owners, features of note include the stunning kitchen/breakfast room which has been comprehensively fitted with a range of white contemporary units and the large bathroom upstairs with bath and separate shower. The house also offers two good-sized reception rooms, as well as a self-contained home office in the garden.

Double doors from the sitting room give access out on to the patio terrace, which in turn leads on to the large level lawn. At the end of the garden is an attractive play-area and further patio terrace.

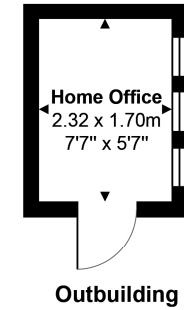
Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Boxgrove Primary School, Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, St Peters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





1st Floor
Approx. Gross Internal Area 56.2 m² ... 605 ft²



Total Approx. Gross Internal Area 137.7 m² ... 1482 ft² (excluding home office)

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



Chantryes & 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.