



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





4 bedrooms  
2 en-suites & family bathroom  
Sitting room  
Dining room  
Kitchen  
Breakfast room  
Utility room  
Driveway & garage  
Rear garden  
Freehold. Council tax F. EPC D.

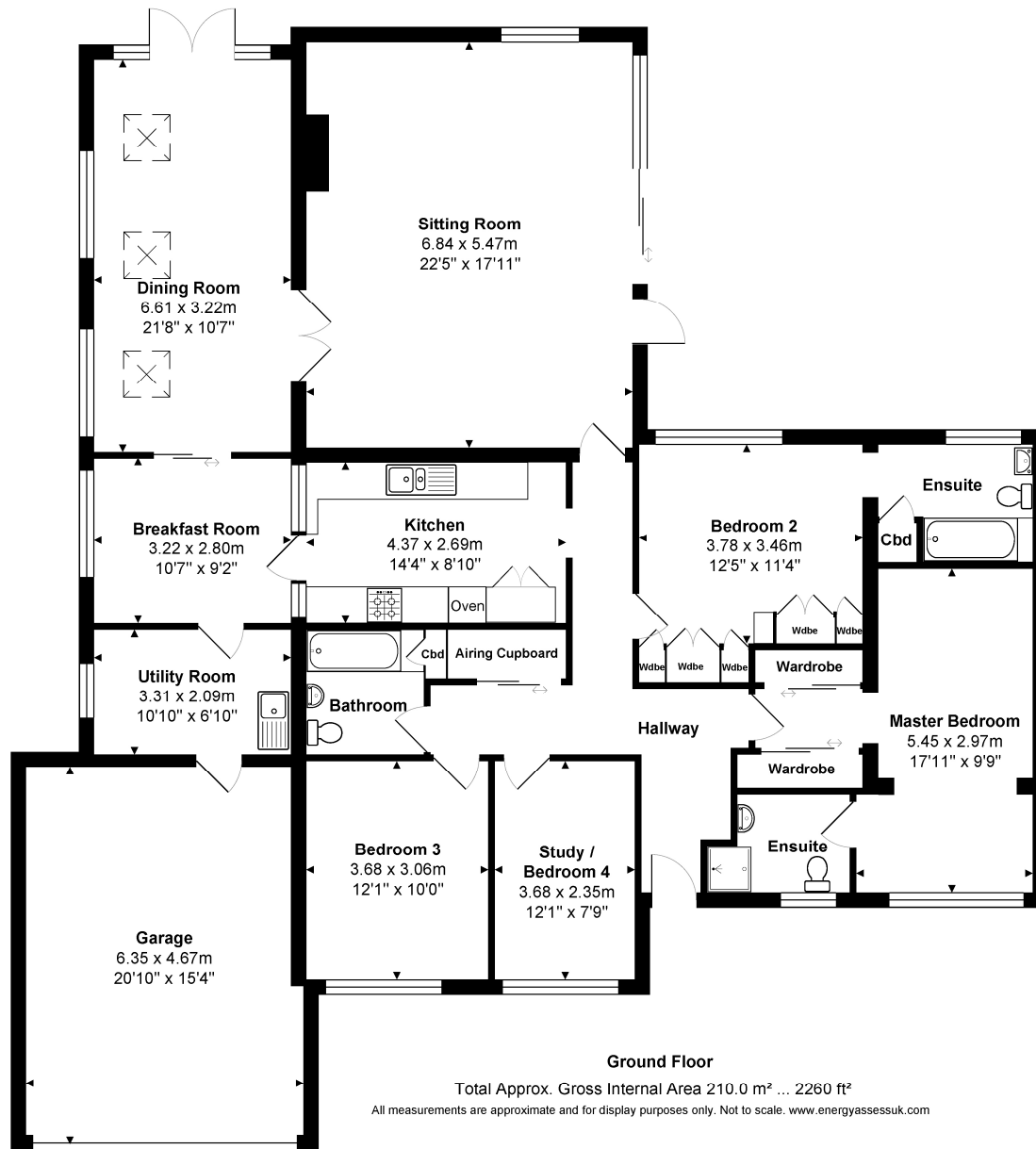
A generously proportioned 4-bedroom bungalow, close to excellent schools.

Conveniently situated in a mature and level plot, 87 Horseshoe Lane East is a well-appointed four-bedroom detached bungalow which offers light, bright and spacious accommodation. Features of note include the large, double aspect sitting room which overlooks the rear garden, the dining room with its vaulted ceiling and the two largest bedrooms both have en-suite bath/shower rooms. The property also has a large double garage and a carriage driveway.

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 closely linking to the M25 motorway, Gatwick and Heathrow Airports.





Cranleigh Sales 01483 347888  
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100  
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344  
shalford@chantriesandpewleys.com

Lettings 01483 405222  
lettings@chantriesandpewleys.com

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.

