



1 Parklands Place, Guildford, Surrey, GU1 2PS





Master bedroom with en-suite shower room
3 further bedrooms
Family bathroom
Living room
Kitchen/dining/family room
Play room
Study
Off street parking & garage
Gardens
Tenure Freehold. Council tax band G. EPC C

A beautifully presented detached 4 bedroom family home, situated in a convenient location close to good schools. This impressive property has been renovated and modernised to the highest of standards throughout and provides a lovely sunny southerly aspect. The property provides a lovely welcoming entrance hall, superb vaulted kitchen/dining/family area giving fantastic entertaining space, the sitting room has lots of character with wood panelled wall and wood burner, further family room, study and cloakroom completes the ground floor. On the first floor there are three bedrooms and a wonderful contemporary bathroom. The second floor completes the accommodation with a further bedroom and en-suite.

Outside The garden is low maintenance with raised sleeper beds, covered patio area and several storage areas. The property provides ample parking and garage.

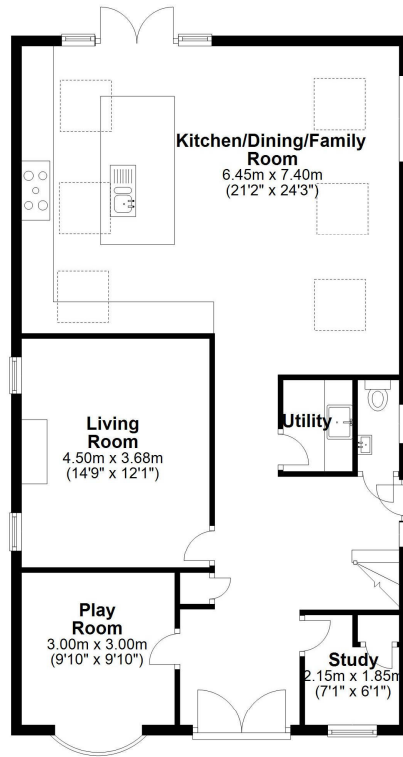
Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George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



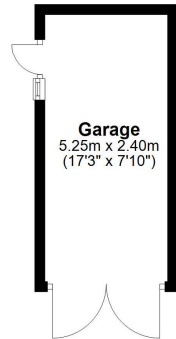
Ground Floor

Approx. 98.9 sq. metres (1064.3 sq. feet)



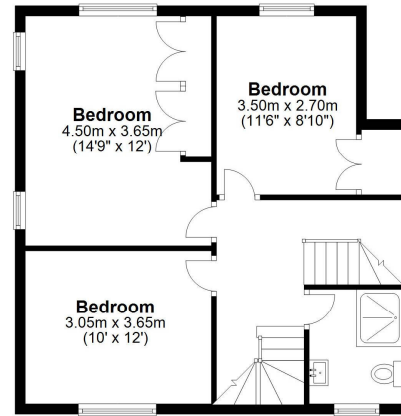
Garage

Approx. 12.6 sq. metres (135.6 sq. feet)



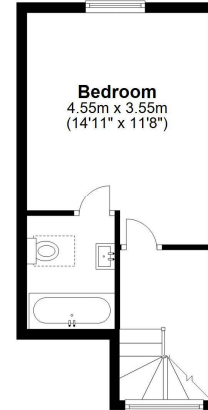
First Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



Second Floor

Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 190.2 sq. metres (2047.1 sq. feet)

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Merrow Sales 01483 347100
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Shalford Sales 01483 304344
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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.

