



7 Parklands Place, Merrow, Guildford, Surrey, GU1 2PS





4 bedrooms  
Sitting room  
Dining room  
Kitchen  
Conservatory  
Family bathroom & downstairs shower room  
Driveway & garage  
Beautiful rear garden  
Tenure Freehold  
Council tax band G  
EPC D

Four-bedroom family home, set in beautiful gardens, close to excellent schools. Conveniently situated in a cul-de-sac close to a number of excellent schools, and within a couple of minutes' walk of the Merrow Downs, 7 Parklands Place is a beautifully presented detached family home.

The accommodation within is light and bright with original oak parquet flooring throughout the ground floor. There is a living room with an attractive log burner, a separate dining room and a kitchen that opens up on to a large conservatory which has under-floor heating, and offers lovely views out over the stunning rear garden.

On the first floor, there are four bedrooms, three of which are good doubles and a generous single, and a nicely finished family bathroom. Outside, to the front there is ample parking on the driveway for a number of cars with a car charging point. The rear garden is attractively landscaped with a raised deck adjacent to the back of the house, with steps leading down to a level lawn.







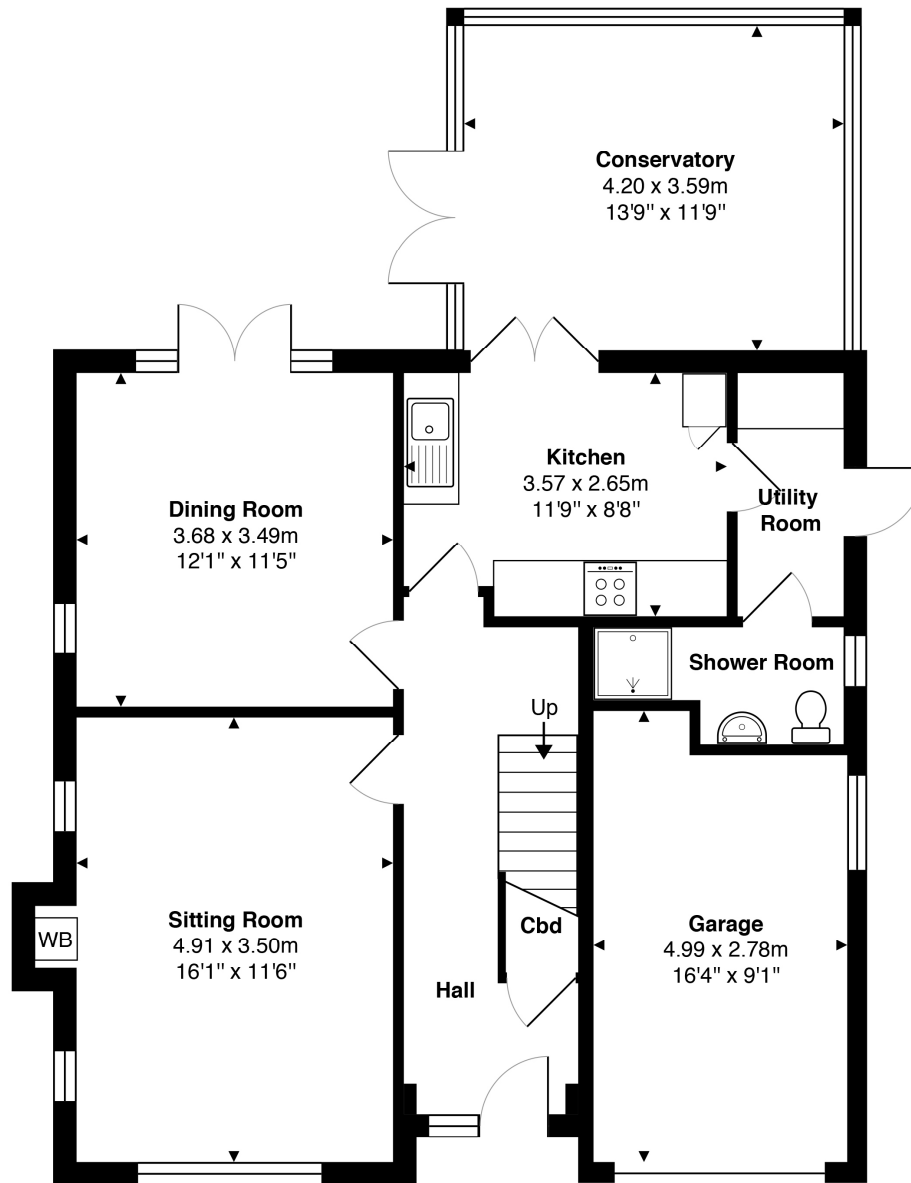
## The area

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.

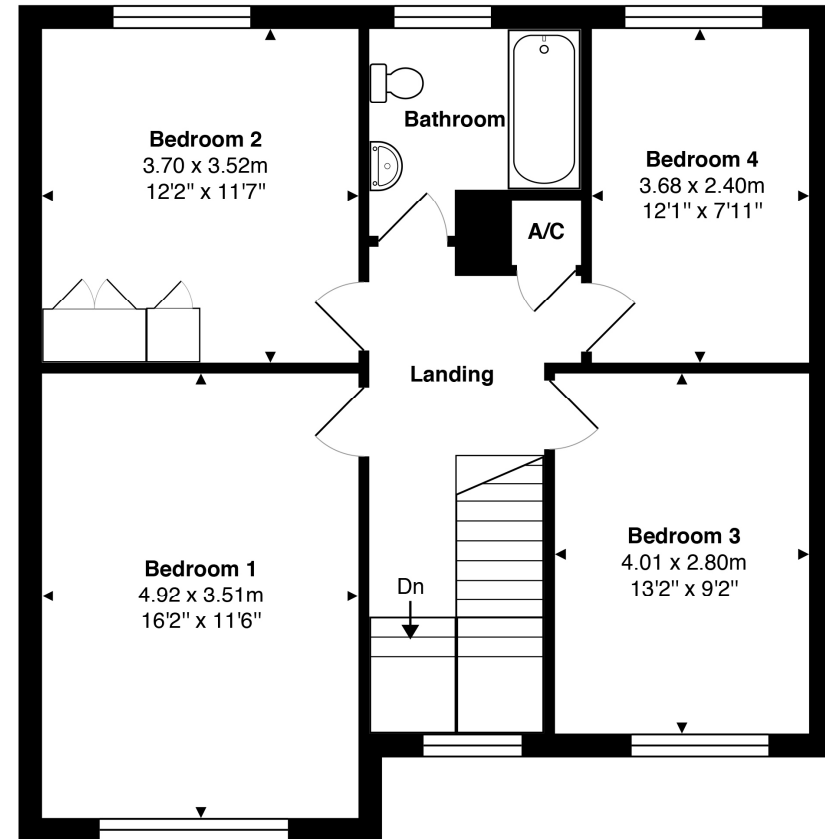




**Ground Floor**

Approx. Gross Internal Area 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup>

Total Approx. Gross Internal Area 157.2 m<sup>2</sup> ... 1692 ft<sup>2</sup> - including garage  
 All measurements are approximate and for display purposes only. Not to scale.



**1st Floor**

Approx. Gross Internal Area 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup>



# Chantries & 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.

