



35 Fitzjohn Close, Merrow Park, Guildford, Surrey, GU4 7HB

Double bedroom
 Bathroom
 Reception room
 Kitchen
 Private garden
 Parking
 Tenure Freehold
 Council tax band C
 EPC E

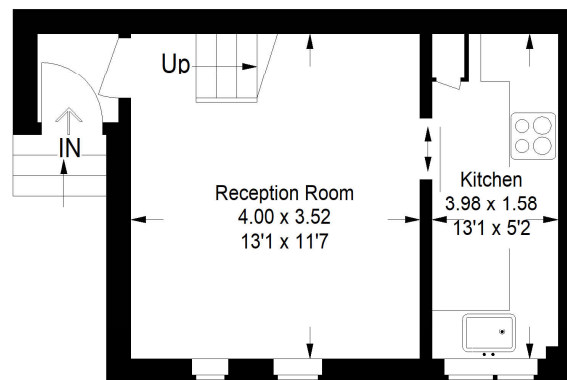
A one-bedroom Freehold house with a private garden and parking, which would ideally suit a first time buyer or investment buyer - located on the popular Merrow Park development.

Merrow Park offers a variety of amenities for day to day needs including a chemist, hair dressers, post office and a Doctors surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, Boxgrove Primary, 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.

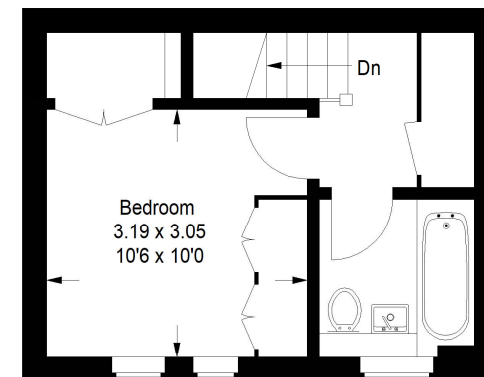
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.

Fitzjohn Close

Approximate Gross Internal Area
44 sq m / 469 sq ft



Ground Floor



First Floor

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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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.

