

10 Baldwin Crescent, Merrow Park, Guildford, Surrey, GU4 7XW









Master bedroom with en-suite bathroom 4 further bedrooms Bathroom Sitting room Kitchen/dining room Utility room Play room/study Driveway & garage Mature rear garden Tenure Freehold. Council tax band G. EPC C.

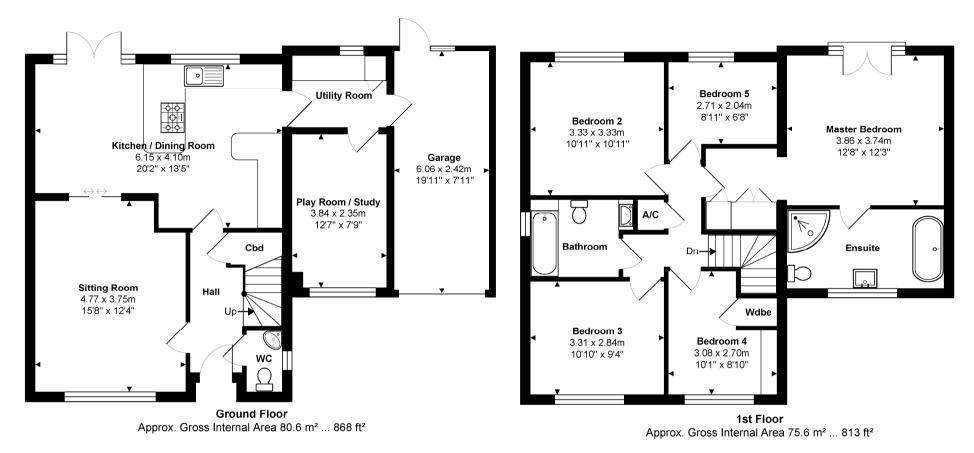
Beautifully presented 5-bedroom family home, close to excellent schools.

Set in a quiet cul-de-sac, in ever-popular Merrow Park, 10 Baldwin Crescent is a fine five-bedroom detached family home that has been creatively extended, and now offers fantastic accommodation, arranged over two floors. Finished to an exacting standard throughout, features of note include a superb kitchen/diner with double doors out on to the rear garden and the generous master bedroom with a Juliette balcony overlooking the garden and a fabulous en-suite.

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



Total Approx. Gross Internal Area 156.2 m<sup>2</sup> ... 1681 ft<sup>2</sup> (includes garage) All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

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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.