



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.

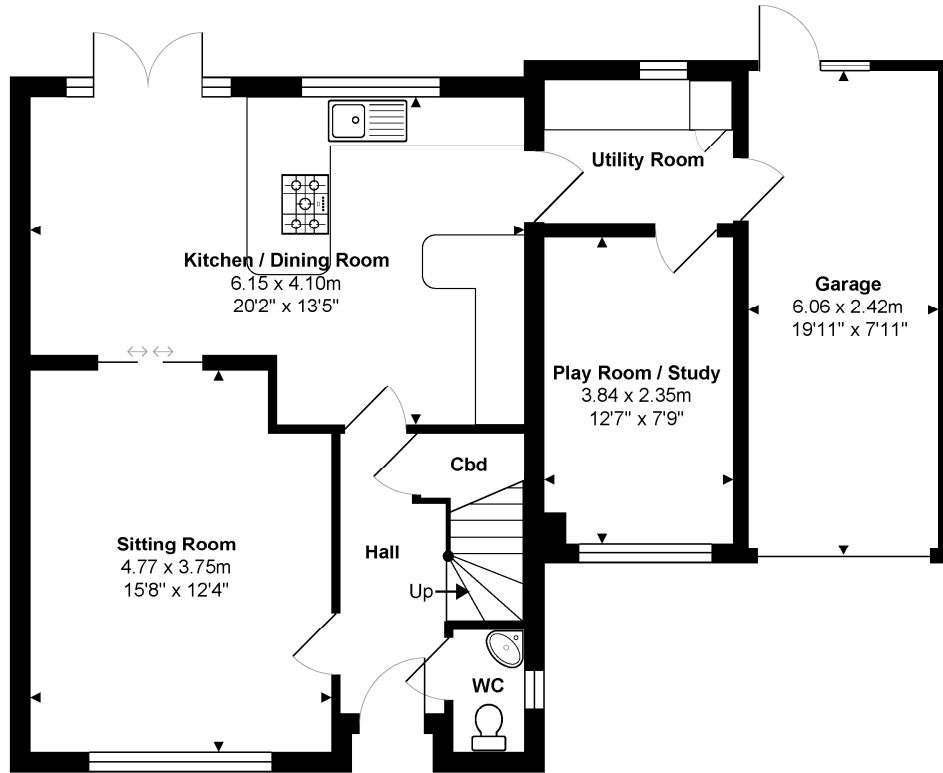
Set in a quiet cul-de-sac, in ever-popular Merrow Park, 10 Baldwin Crescent is a fine five-bedroom detached family home that has been creatively extended, and now offers fantastic accommodation, arranged over two floors. Finished to an exacting standard throughout, features of note include a superb kitchen/diner 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.

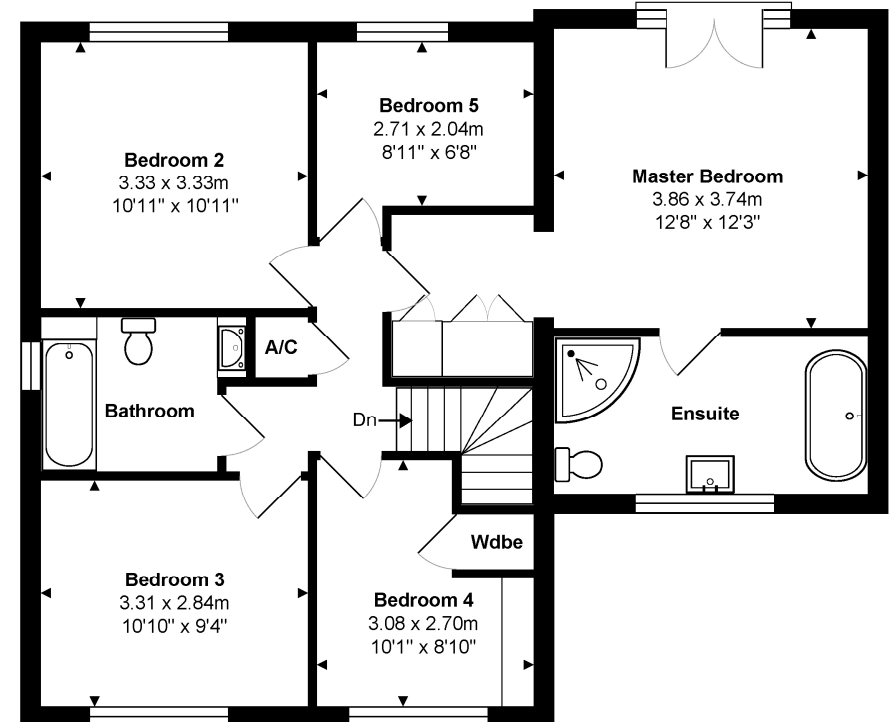
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.





**Ground Floor**

Approx. Gross Internal Area 80.6 m<sup>2</sup> ... 868 ft<sup>2</sup>



**1st Floor**

Approx. Gross Internal Area 75.6 m<sup>2</sup> ... 813 ft<sup>2</sup>

**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](http://www.energyassessuk.com)

