



24 Daryngton Drive, Merrow, Guildford, Surrey, GU1 2QB





3 bedrooms
Sitting room
Kitchen/breakfast room
Dining area
Family room
Study
Family bathroom
Cloakroom
Off street parking
Good-sized rear garden
Tenure Freehold. Council tax band E. EPC C.

Lovely family home, with extended ground floor accommodation, close to the Merrow Downs.

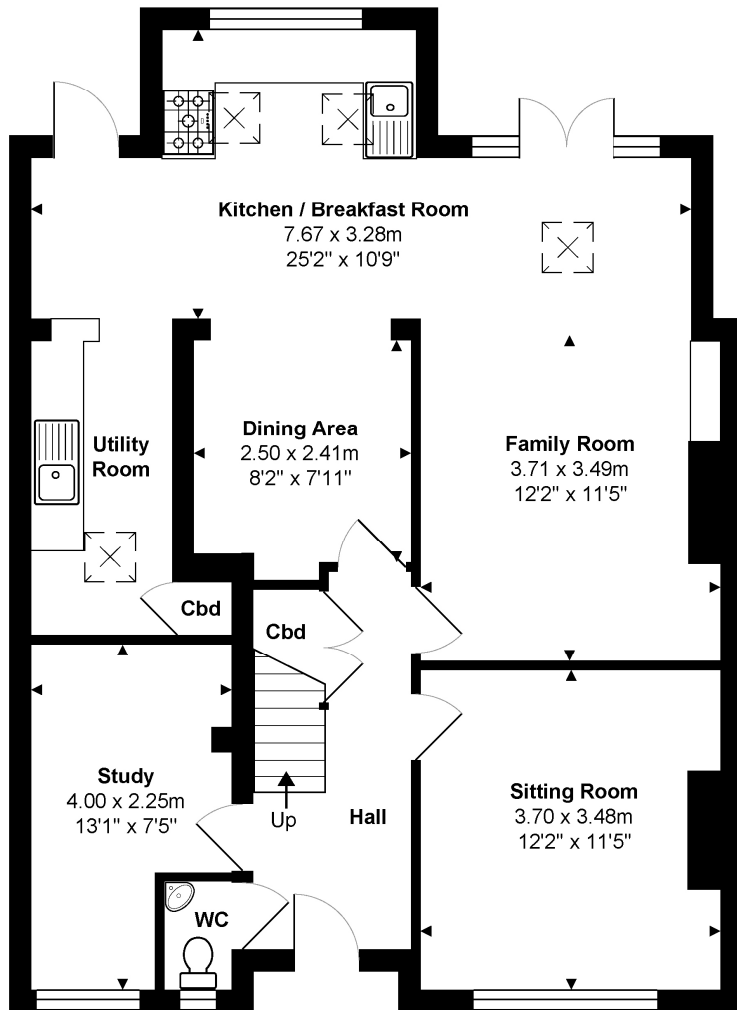
Conveniently situated in a quiet, residential road, on the edge of Merrow Downs, 24 Daryngton Drive is a lovely three-bedroom family home. The house has been extended on the ground floor at the rear, and now has a fantastic open-plan 25ft kitchen/dining/family room, with doors out onto the rear garden. The house also offers two further reception rooms, as well as three bedrooms and a family bathroom. Outside, the rear garden enjoys a sunny westerly aspect, with a patio terrace adjacent to the house, leading onto a level lawn. To the front there is driveway parking.

Merrow Downs are just a short walk away, with many miles of countryside that are criss-crossed with paths, offering lovely walks up to Newlands Corner, a local beauty spot. The area is ideal for walkers, runners and those who enjoy cycling.

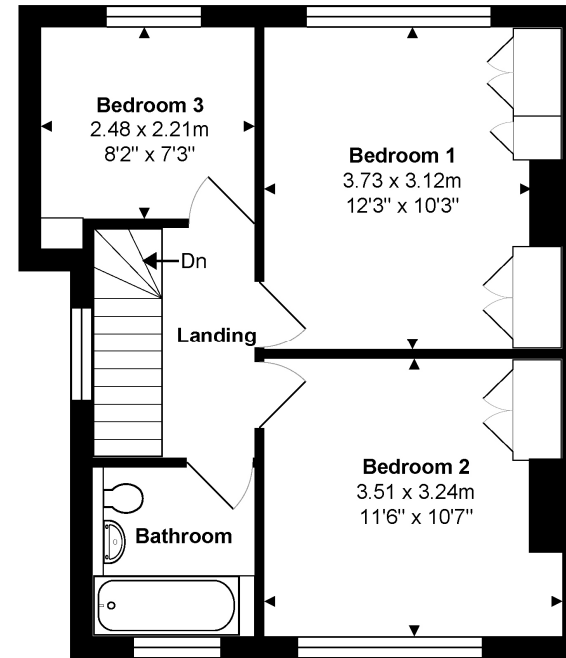
Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George 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 80.2 m² ... 863 ft²



1st Floor
Approx. Gross Internal Area 40.2 m² ... 433 ft²

Total Approx. Gross Internal Area 120.4 m² ... 1296 ft²

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.

