



1 Miller Road, Merrow Park, Guildford, Surrey, GU4 7DG





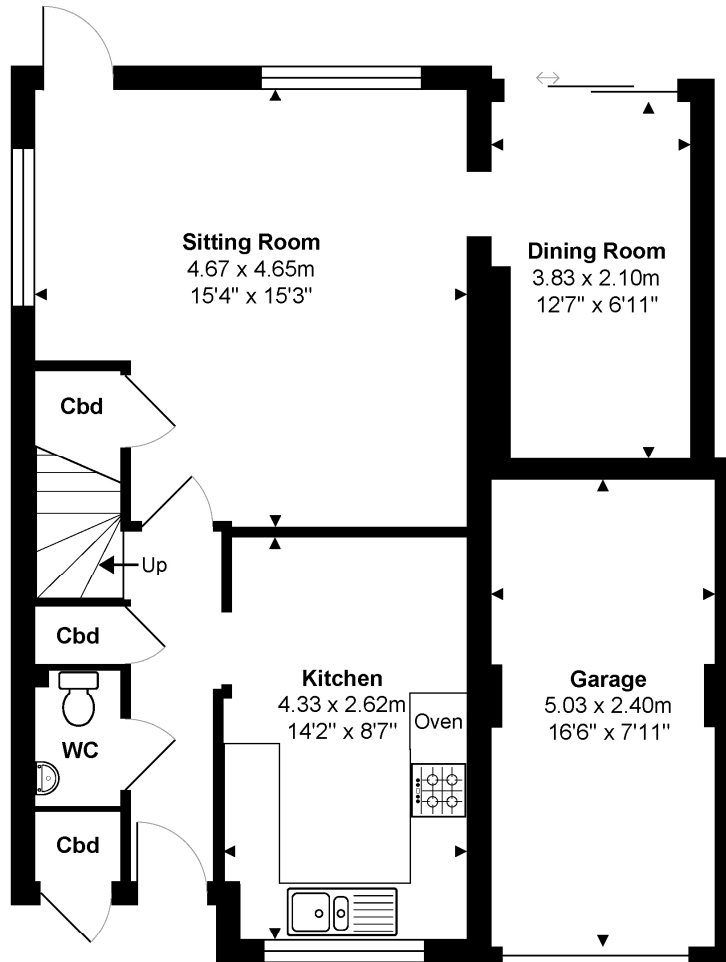
Master bedroom with walk in wardrobe
2 further bedrooms
Family bathroom
Sitting room
Dining room
Kitchen
Cloakroom
Driveway & garage
Garden
Tenure Freehold. Council tax band E. EPC D.

A well presented and extended, link-detached house in a quiet, tucked-away location. Conveniently situated close to the local schools, shops and amenities in Merrow Park, 1 Miller Road is a three-bedroom family home and being offered with no on-going chain. Outside, the private rear garden has patio terrace leading to lawned area. To the front, the driveway leads to a garage with up and over door.

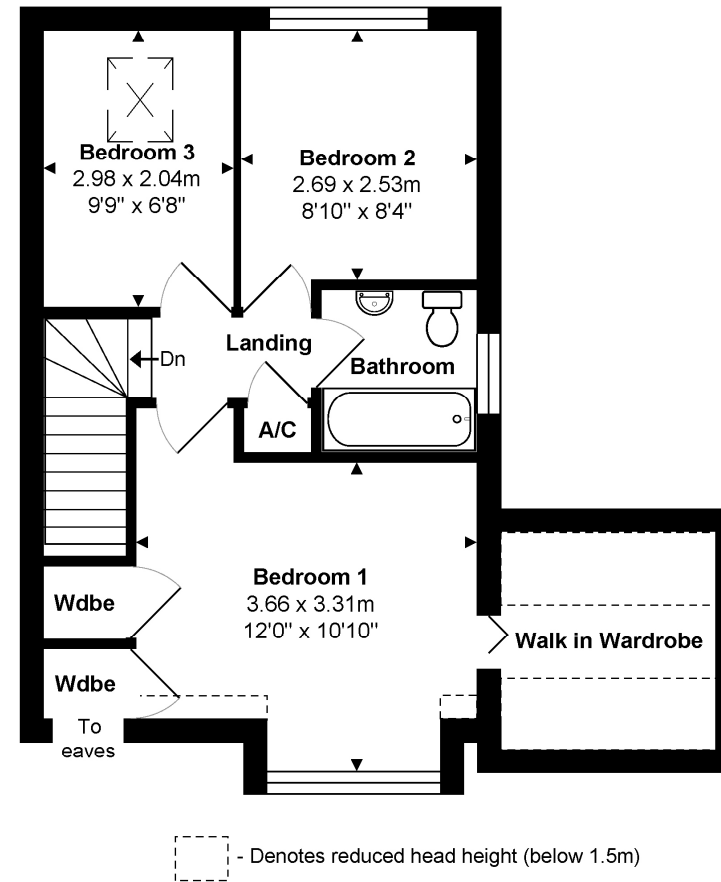


Merrow Park offers a variety of amenities for day to day needs including a chemist, hair dressers, post office and a Doctors surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S. Schooling is excellent with several within walking distance including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



Ground Floor
 Approx. Gross Internal Area 50.7 m² ... 545 ft²



1st Floor
 Approx. Gross Internal Area 41.6 m² ... 448 ft²

Total Approx. Gross Internal Area 92.3 m² ... 993 ft² (excluding garage)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

