



Tayelend, Merrow Street, Guildford, Surrey, GU4 7AT





3 bedrooms
Family bathroom & shower room
Sitting room
Kitchen/breakfast room
Dining room
Driveway parking
Beautiful, mature rear garden
Potential to extend, subject to planning
Tenure Freehold
Council tax band F
EPC C

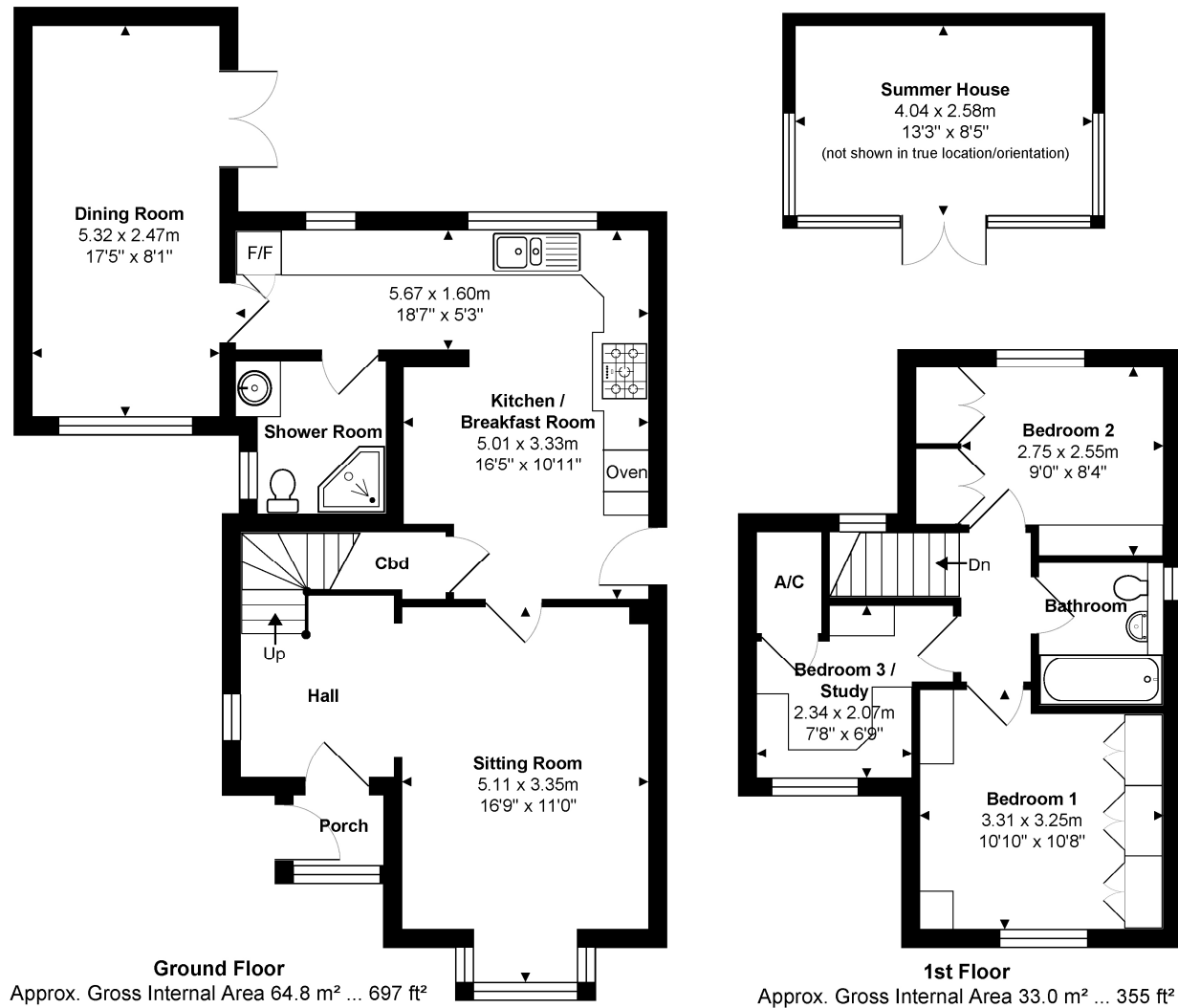
Located on a quiet no-through road in Merrow, this three-bedroom, gable ended property enjoys a wealth of charm throughout. Features to note include an amazing and private sunny rear garden, great living space including sitting room, kitchen/breakfast room and separate dining room, as well as off street parking for several cars. Perfect for those valuing serenity without sacrificing proximity to amenities.

There is a GP surgery, dentist, hairdressers and general store within a minutes walk at Merrow Park. Shops in Merrow village are also within easy reach 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 closely linking to the M25 motorway, Gatwick and Heathrow Airports.





Total Approx. Gross Internal Area 97.8 m² ... 1053 ft² (excluding summer house)

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.

