



2a Holford Road, Merrow, Guildford, Surrey, GU1 2QF





4 bedrooms  
En-suite shower room & family bathroom  
Living/dining room  
Kitchen  
Study  
Cloakroom  
Driveway & garage  
Rear garden  
EV charger  
Freehold. Council tax band G. EPC D.

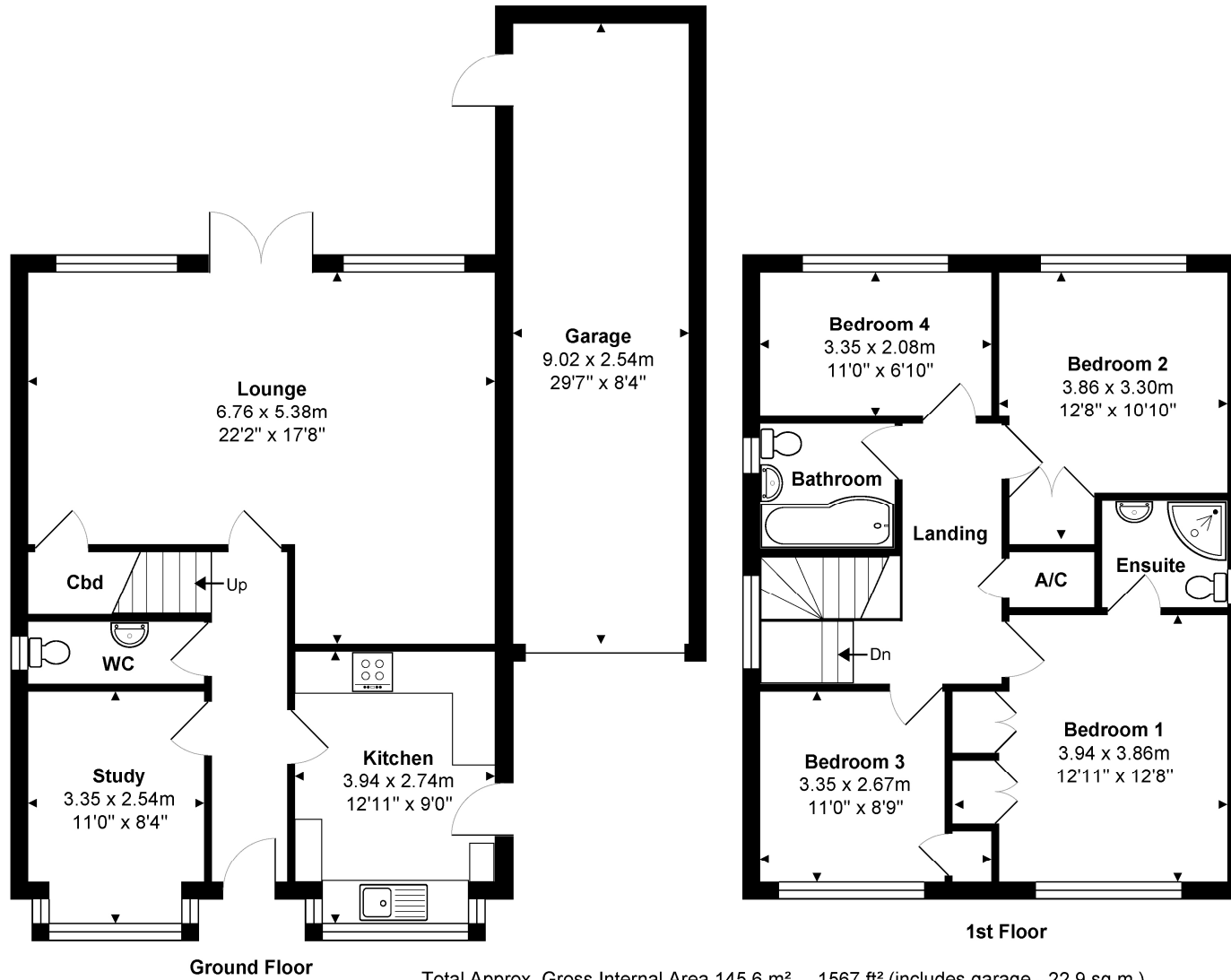
Lovely four bedroom family home, close to Merrow Downs and excellent local schools.

Conveniently situated just a short walk from Merrow Downs and Guildford Golf Course, Typhina is a lovely four-bedroom family home, set in mature gardens that enjoy a sunny westerly aspect and offer a high degree of privacy. Inside, the accommodation is well planned and features of note include the 22 x 17 main reception room which stretches across the back of the house, with French doors out onto the garden, and a superb master bedroom with en-suite shower room on the first floor. There is an EV charger and also a double length garage to the right hand side of the property which, subject to the relevant consents could be converted to provide further living accommodation, or removed and replaced with an extension.

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.





Total Approx. Gross Internal Area 145.6 m<sup>2</sup> ... 1567 ft<sup>2</sup> (includes garage - 22.9 sq.m.)

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

Cranleigh Sales 01483 347888  
 cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
 guildford@chantriesandpewleys.com

Merrow Sales 01483 347100  
 merrow@chantriesandpewleys.com

Shalford Sales 01483 304344  
 shalford@chantriesandpewleys.com

Lettings 01483 405222  
 lettings@chantriesandpewleys.com

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.

