



28 Merrow Woods, Guildford, Surrey, GU1 2LH





4/5 bedrooms
Sitting room
Dining/family room
Modern fitted kitchen
Family bathroom
Shower room
Driveway & garage
Rear garden
Freehold
Council tax band E. EPC D.

Four bedroom chalet bungalow, in a quiet position, close to excellent schools, with no onward chain.

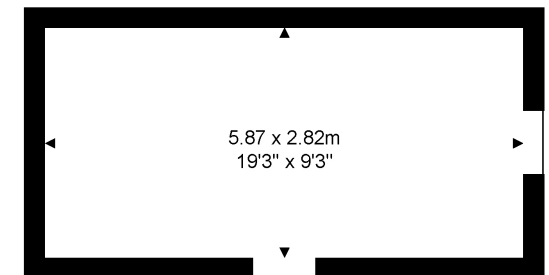
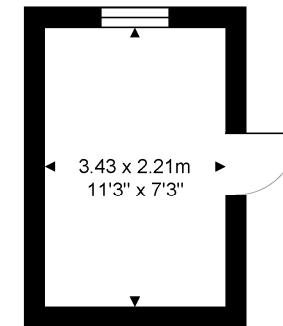
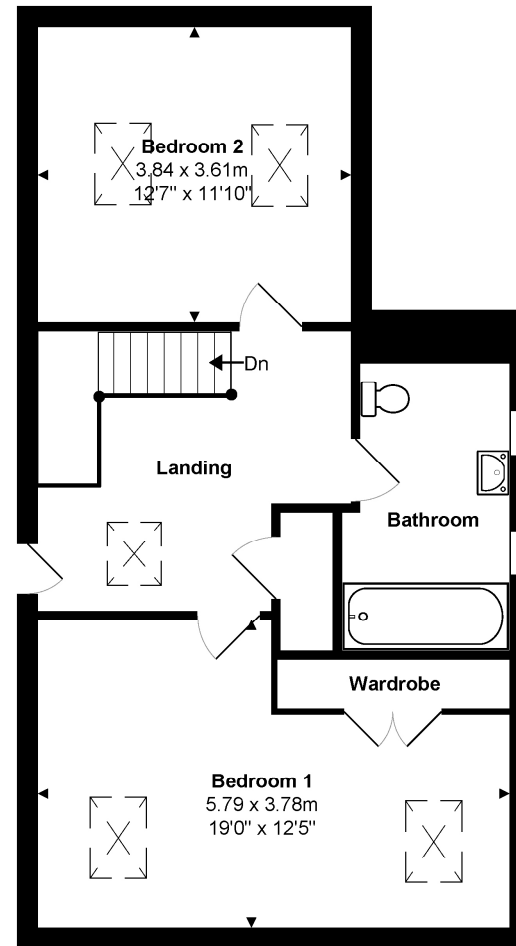
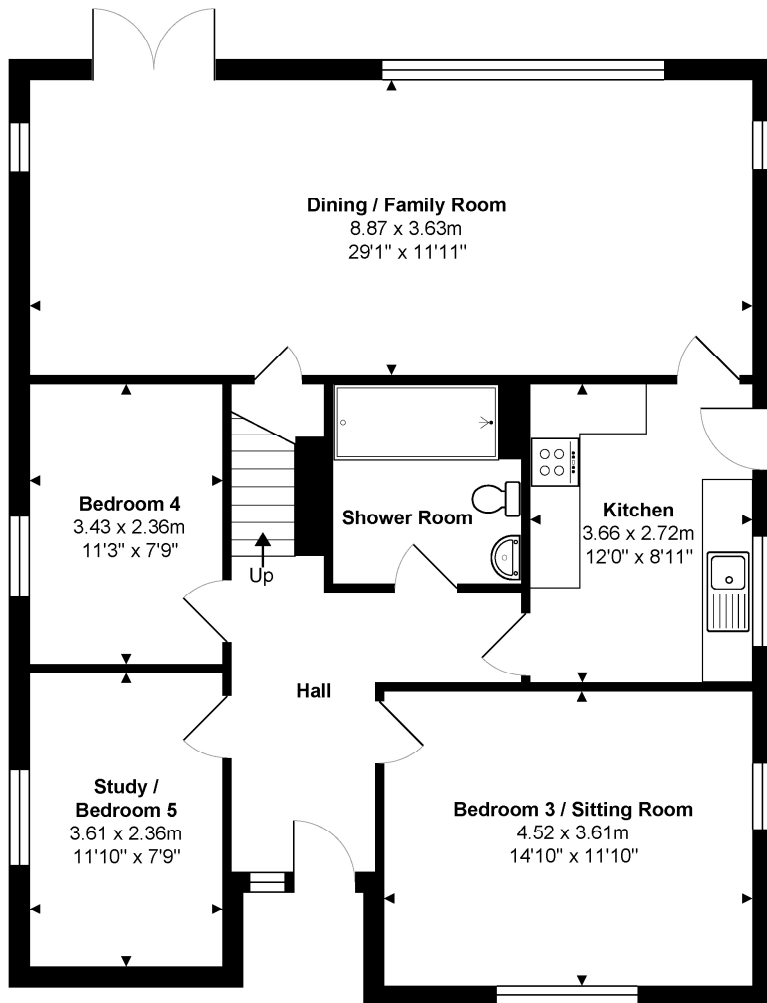
Conveniently situated in a quiet cul-de-sac, yet within a short walk of several excellent schools and the local shops at Boxgrove, 28 Merrow Woods is a well-presented four/five bedroom detached chalet bungalow. The property offers considerable flexibility with how the rooms are used, with their being potentially up to five bedrooms if required.



Outside, the rear garden is a generous size and the detached garage offers excellent storage space. Subject to the relevant consents, it could be converted to provide a home office or gym if required. To the front of the property, there is ample driveway parking.

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 152.2 m² ... 1639 ft² (excluding outbuildings)

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

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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.

