



21 Greenhill Gardens, Merrow Park, Guildford, Surrey, GU4 7HH





3 bedrooms
Living/dining room
Kitchen
Family bathroom
Cloakroom
Rear garden
Off street parking
Freehold
Council tax band E
EPC D

A wonderful and extended three bedroom family home located in the ever popular Merrow Park, which is close to local amenities and sought-after schools. The property benefits from a modern kitchen and a living/dining room with access to the rear garden. Upstairs you will find two bedrooms, an updated bathroom and stairs leading to the third bedroom.

Outside, there is off street parking to the front and to the rear you will find a lovely garden with two decked areas and lawn.

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.



Greenhill Gardens

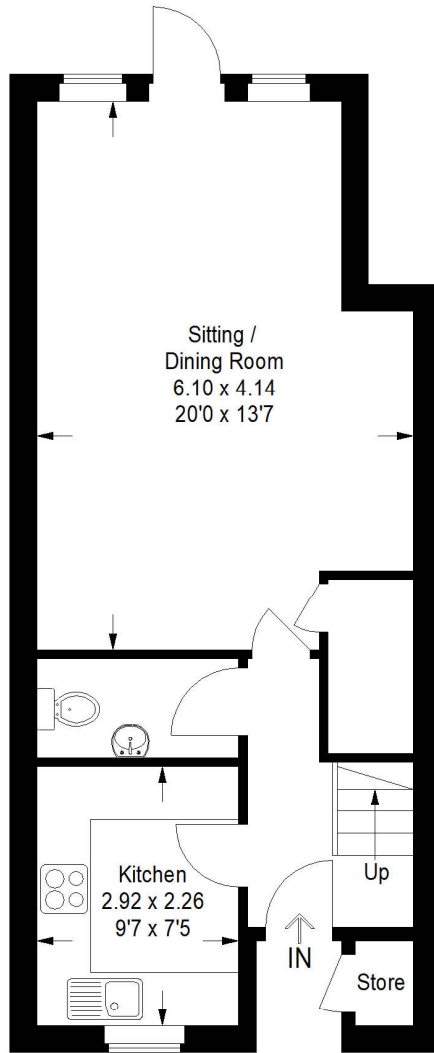
Approximate Gross Internal Area = 97 sq m / 1045 sq ft
 Outbuilding = 2.8 sq m / 31 sq ft
 Total = 99.8 sq m / 1076 sq ft



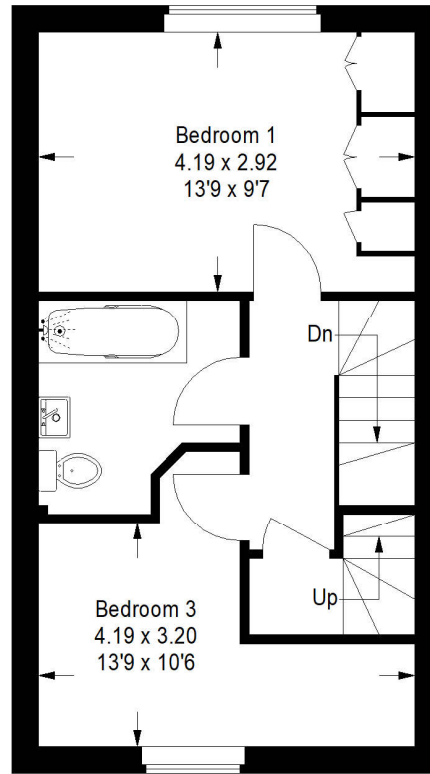
 = Reduced headroom
 below 1.5 m / 5'0"



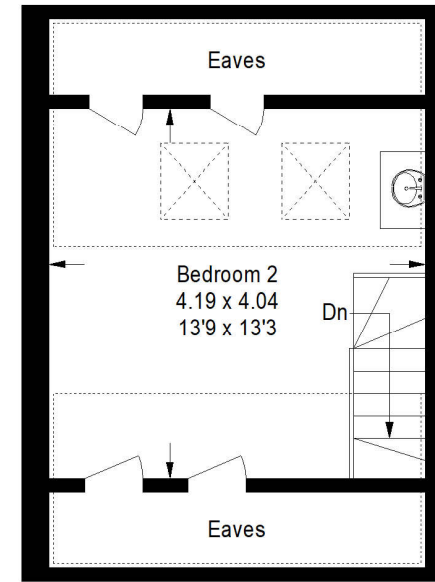
(Not in position)



Ground Floor



First Floor



Second Floor

This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given square footage if quoted. Any figures quoted should not be used as a basis for valuation.

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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.

