



172 Bushy Hill Drive, Merrow, Guildford, Surrey, GU1 2UG

 Chantries
& Pewleys





3 bedrooms
Living room
Dining room
Kitchen
Utility/cloakroom
Shower room
Off street parking
Well maintained garden with two garden sheds
Freehold
Council tax band C. EPC E

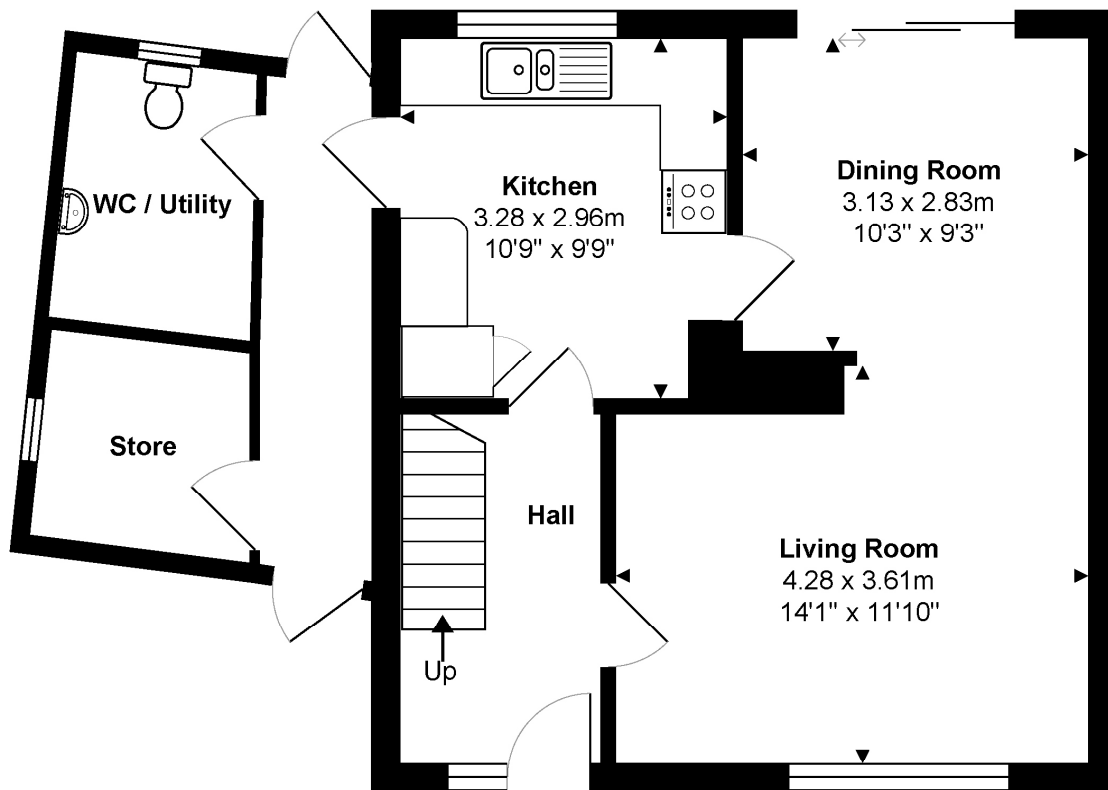
A three-bedroom semi-detached house, offering an opportunity to modernise and update to individual taste, ideally located within the catchment for several reputable schools.

On the ground floor the property offers two reception rooms, a kitchen, cloakroom and utility. The accommodation on the first floor includes three bedrooms and a shower room. Outside to the front there is off street parking and to the rear, a charming and well-maintained garden, stocked with a variety of trees, shrubs and plants.

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.

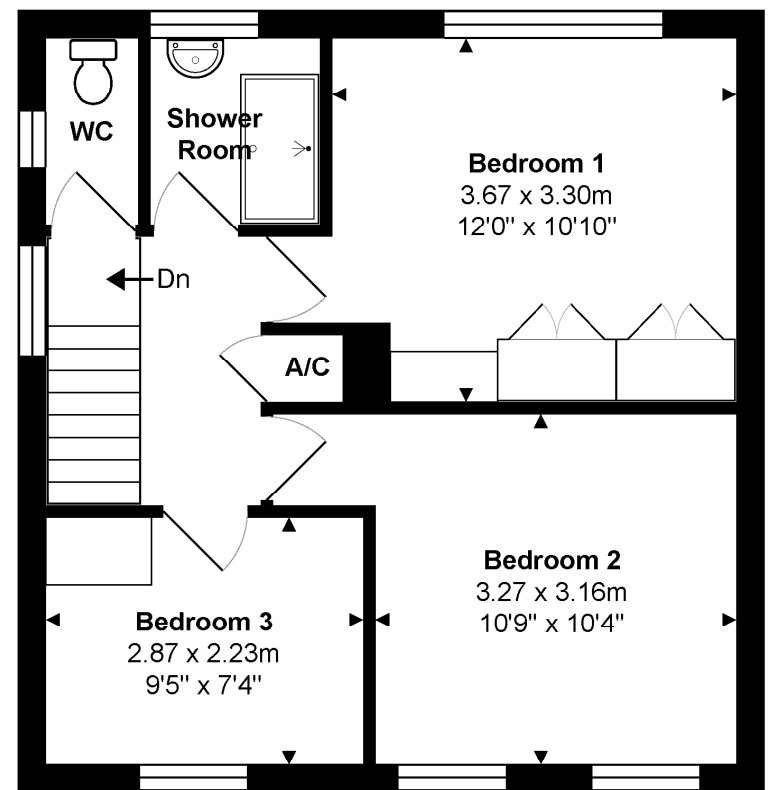
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.





Ground Floor

Approx. Gross Internal Area 55.0 m² ... 592 ft²



1st Floor

Approx. Gross Internal Area 41.3 m² ... 445 ft²

Total Approx. Gross Internal Area 96.3 m² ... 1037 ft²

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

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.

