



20 High Path Road, Merrow, Guildford, Surrey, GU1 2QG





3 bedrooms
Living room
Dining room
Study
Kitchen/breakfast room
Cloakroom
Family bathroom
Pretty rear garden
Freehold
Council tax band D
EPC D

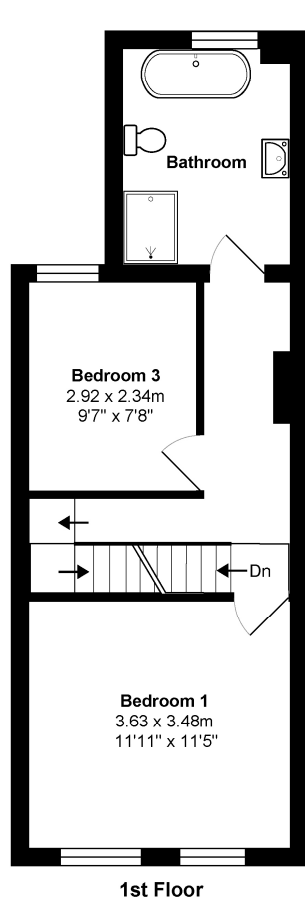
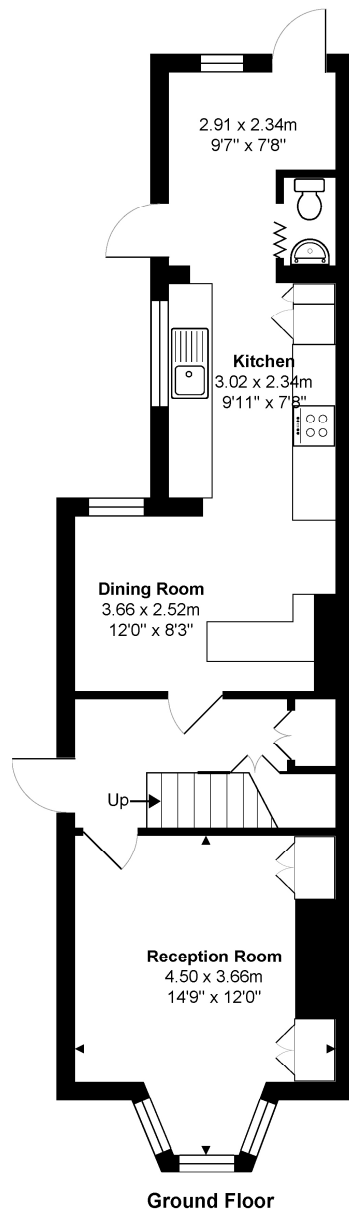
Beautifully presented three-bedroom family home, close to excellent schools and Merrow Downs.

Set on the edge of Merrow Downs, and within a short walk of several local schools and Merrow's amenities, 20 High Path Road is a lovely Victorian villa, with accommodation arranged over three floors. The house offers the perfect blend of period features mixed with more modern design themes, particularly the contemporary kitchen and bathroom, to provide a stunning family home, all set in sunny, south-west facing gardens.

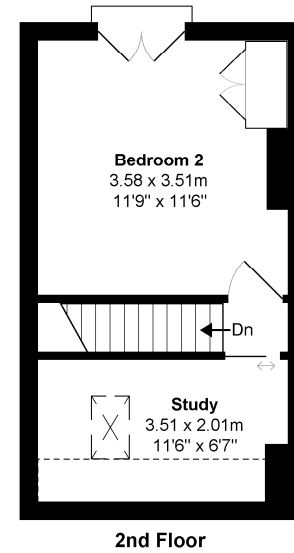
Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George 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 close by linking to the M25 motorway, Gatwick and Heathrow Airports.





- Denotes reduced head height



Total Approx. Gross Internal Area 106.0 m² ... 1141 ft²
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.

