



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





3 bedrooms  
Sitting room  
Dining room  
Kitchen  
Family bathroom  
Driveway & garage  
Attractive rear garden  
Freehold  
Council tax band C  
EPC D

Three-bedroom family home, requiring modernisation, and offering tremendous scope to extend (STPP).

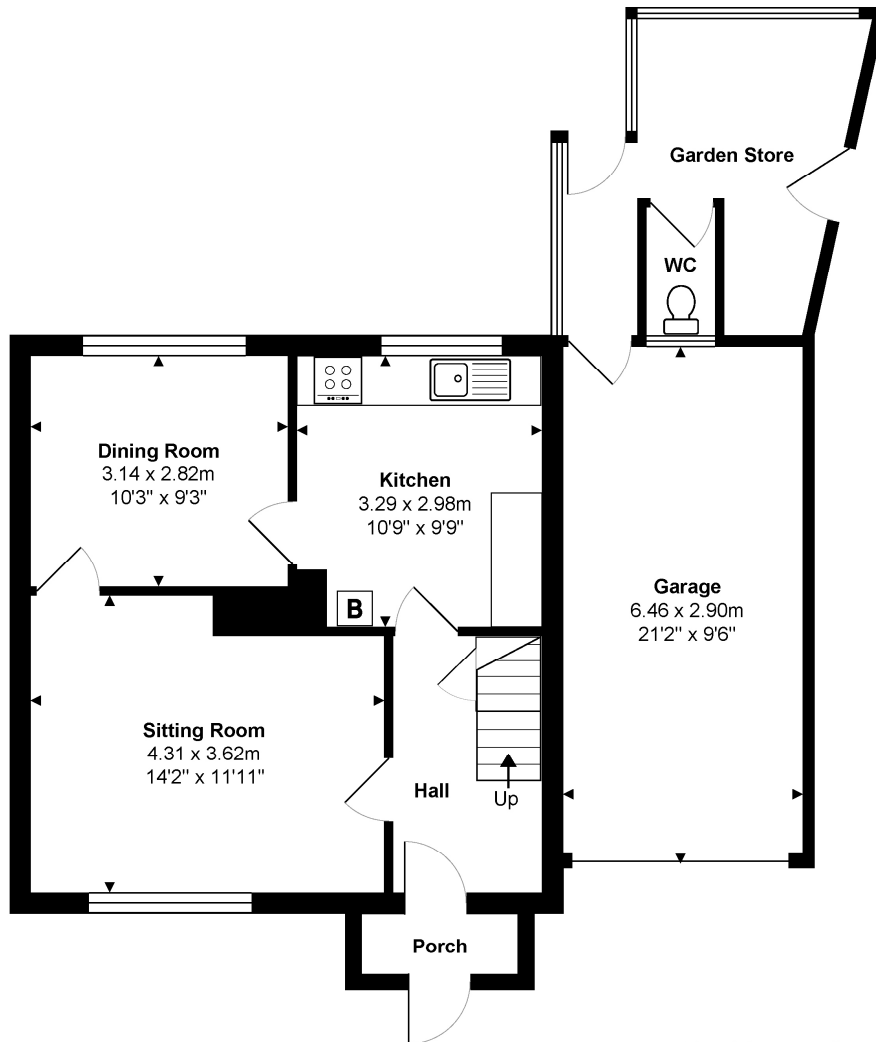
Delightfully situated next to the children's play area, 125 Bushy Hill Drive is a three-bedroom semi-detached family home that now requires modernisation. Subject to the relevant consents, there is considerable scope to replace the garage on the side with a two-storey extension and potentially a further single-storey extension to the rear.



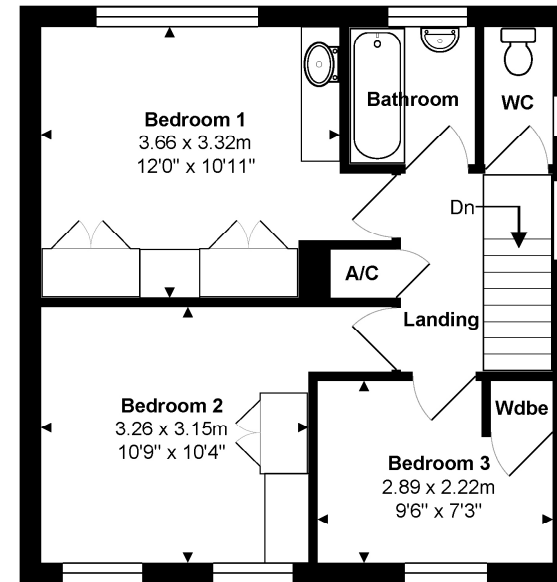
The rear garden is a particular feature of the property, being mainly laid to lawn with assorted, well-stocked flower borders and mature shrubs, offering ample space for a young family.

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 closely linking to the M25 motorway, Gatwick and Heathrow Airports.



**Ground Floor**  
 Approx. Gross Internal Area 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>



**1st Floor**  
 Approx. Gross Internal Area 41.1 m<sup>2</sup> ... 442 ft<sup>2</sup>

Total Approx. Gross Internal Area 104.0 m<sup>2</sup> ... 1120 ft<sup>2</sup> (excluding garden store)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)

