



14 Redwood Close, Merrow, Guildford, Surrey, GU1 2NP

 Chantries
& Pewleys





Master bedroom with en-suite & dressing room
3 further bedrooms
Family bathroom
Living room
Kitchen/dining room
Cloakroom
Rear garden
Driveway
Freehold. Council tax band F. EPC B.
Service charge for road £298 every six months.

Beautifully presented family home, built in 2018, close to excellent schools.

Quietly situated in a small cul-de-sac, 14 Redwood Close is a beautifully presented family home with accommodation arranged over three floors. Built in 2018 by Linden Homes, the house benefits from the remainder of its 10-year NHBC guarantee and has been finished to an exacting standard throughout. Features of note on the ground floor include the 23ft kitchen/dining room which has been attractively finished with high gloss white units & under floor heating, and the 19ft sitting room with double doors out on to the sunny and secluded rear garden.

Upstairs, on the first floor there are three bedrooms and a family bathroom, and on the second floor the Master Bedroom suite will be found, with a beautifully fitted en-suite shower room and dressing room. Outside, there is driveway parking for 2 cars and an electric car charging port. To the rear, there is a generous patio terrace which leads on to a level lawn. The garden enjoys a sunny south-westerly aspect and a good level of privacy.

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.

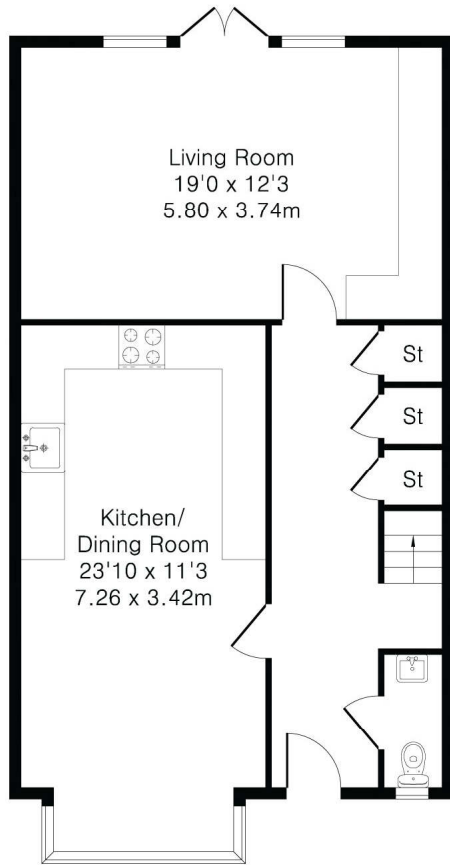


Approximate Gross Internal Area 1772 sq ft - 164 sq m

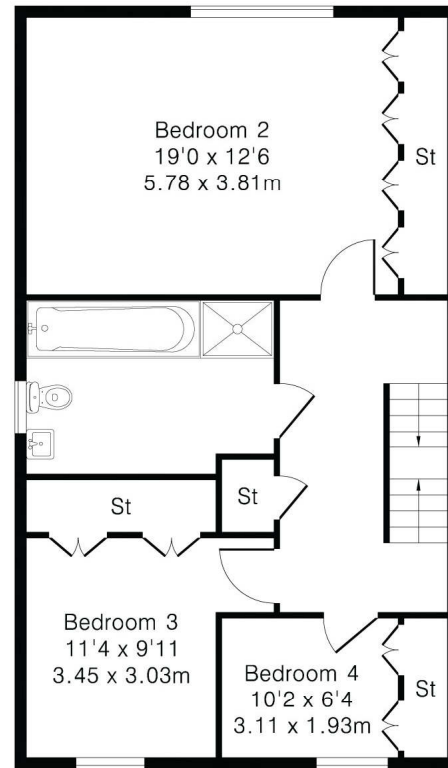
Ground Floor Area 660 sq ft – 61 sq m

First Floor Area 636 sq ft – 59 sq m

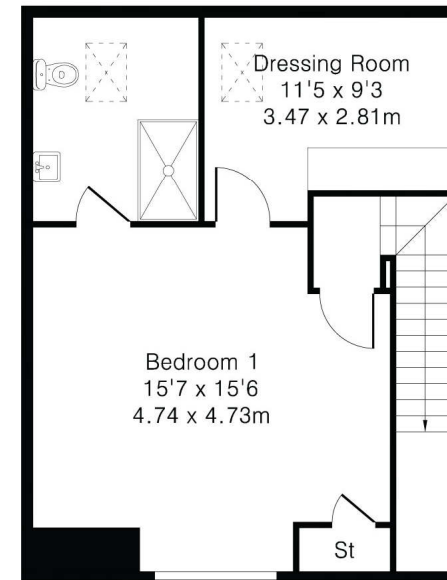
Second Floor Area 476 sq ft – 44 sq m



Ground Floor



First Floor



Second Floor

