

11 Grove Road, Merrow, Guildford, Surrey, GU1 2HR















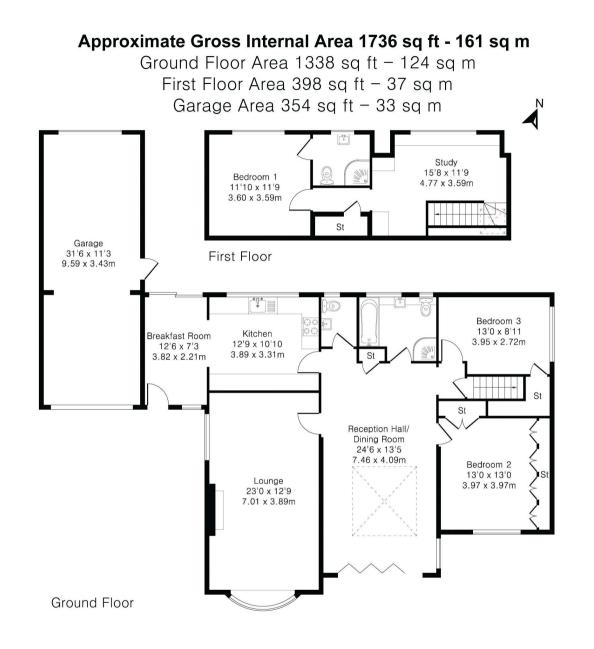
3 bedrooms Family bathroom & shower room 23ft living room with wood burner Reception hall/dining room Kitchen/breakfast room Study Driveway & garage Lovely mature gardens to front & rear Freehold Council tax band G. EPC B.

Beautifully presented detached home, in partly walled gardens, close to Merrow Downs.

Conveniently situated in a quiet, tucked-away location, yet within a short walk of excellent schools and Merrow Downs, 11 Grove Road is a beautifully appointed detached family home, offering light, bright and spacious accommodation arranged over two floors. Features of note include the 23ft lounge with its log-burning stove and the suite of rooms on the first floor which include an en-suite bedroom and study area. The property is set in attractively laid out and partly-walled gardens to both the front and rear, which offer space ideal for relaxation and entertaining, whilst retaining a good degree of privacy. Subject to the relevant consents, there is scope to the left hand side to further enlarge the living space where the garage is currently, if so desired.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S and chemist. Schooling is excellent with several within walking distance including Merrow Infant School, Merrow Junior 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.



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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.