



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.

**Approximate Gross Internal Area 1736 sq ft - 161 sq m**

Ground Floor Area 1338 sq ft – 124 sq m

First Floor Area 398 sq ft – 37 sq m

Garage Area 354 sq ft – 33 sq m

