



26 Banders Rise, Merrow, Guildford, Surrey, GU1 2SN





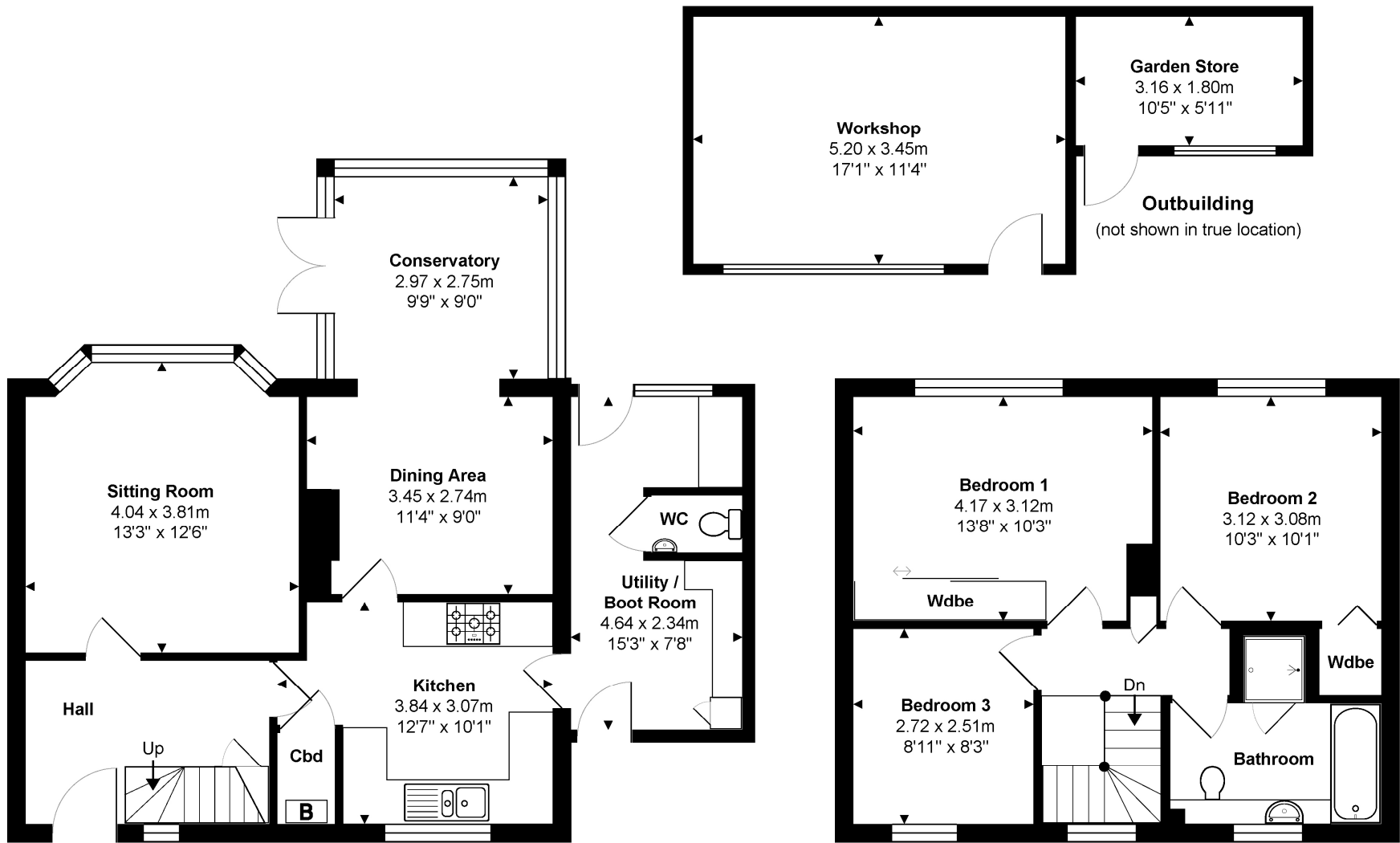
- 3 bedrooms
- Sitting room
- Conservatory & dining area
- Kitchen
- Utility/boot room
- Family bathroom
- Beautiful mature rear garden
- Workshop/garden store
- Off street parking
- Freehold. Council tax band C. EPC D.

A charming and immaculately presented three bedroom semi-detached family home in the popular Merrow area, which has been lovingly improved by the current owners. On the ground floor, there is a welcoming hallway, living room, fantastic kitchen, dining room, which leads onto the conservatory with doors out onto the rear garden, a utility room/boot room and cloakroom. On the first floor, there are three further bedrooms and a well-presented family bathroom. Outside there is off street parking for 2 cars. To the rear, there is a beautiful, mature garden with a patio providing a seating area. Steps lead to a good-sized lawn with a workshop/garden store at the foot of the garden covered by a pergola offering a shaded seating area.

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.





Ground Floor
 Approx. Gross Internal Area 66.7 m² ... 718 ft²

1st Floor
 Approx. Gross Internal Area 43.8 m² ... 472 ft²

Total Approx. Gross Internal Area 110.5 m² ... 1190 ft²

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

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Lettings 01483 405222
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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.

