



20 Burwood Close, Merrow, Guildford, Surrey, GU1 2SB





- 4 bedrooms
- Living room
- Kitchen/dining room
- Utility room
- Shower room
- Cloakroom
- Driveway & garage
- Rear garden
- Freehold
- Council tax band F. EPC C.

This beautifully updated 4-bedroom detached family home offers a perfect blend of modern living and convenience. Enjoy a stylish, semi-open plan kitchen/dining room that creates a light and spacious atmosphere, perfect for family gatherings and entertaining. The ground floor is completely tiled throughout with underfloor heating, which enhances the open feel of the living space, complemented by a utility room and a convenient cloakroom.

Upstairs, you'll find four bedrooms, ideal for family living, along with a modern shower room. The property is perfectly situated near a variety of local schools, Merrow High Street, and scenic walks on the Downs. Outside: The south-facing rear garden is mainly laid to lawn, providing a great space for children to play or for outdoor entertaining. Off-street parking and a garage add to the practicality of this wonderful home.

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



Approximate Gross Internal Area 1440 sq ft - 134 sq m

Ground Floor Area 842 sq ft – 78 sq m

First Floor Area 598 sq ft – 56 sq m

