



2 Salisbury Cottages, Merrow Street, Guildford, Surrey, GU4 7AT

 Chantry
& Pewleys





3 bedrooms
 Living room
 Kitchen/dining room
 Study
 Family bathroom & en-suite shower room
 Rear garden
 Off street parking
 Tenure Freehold. Council tax band E. EPC D

Immaculately presented period cottage, in a quiet road close to the centre of Merrow.

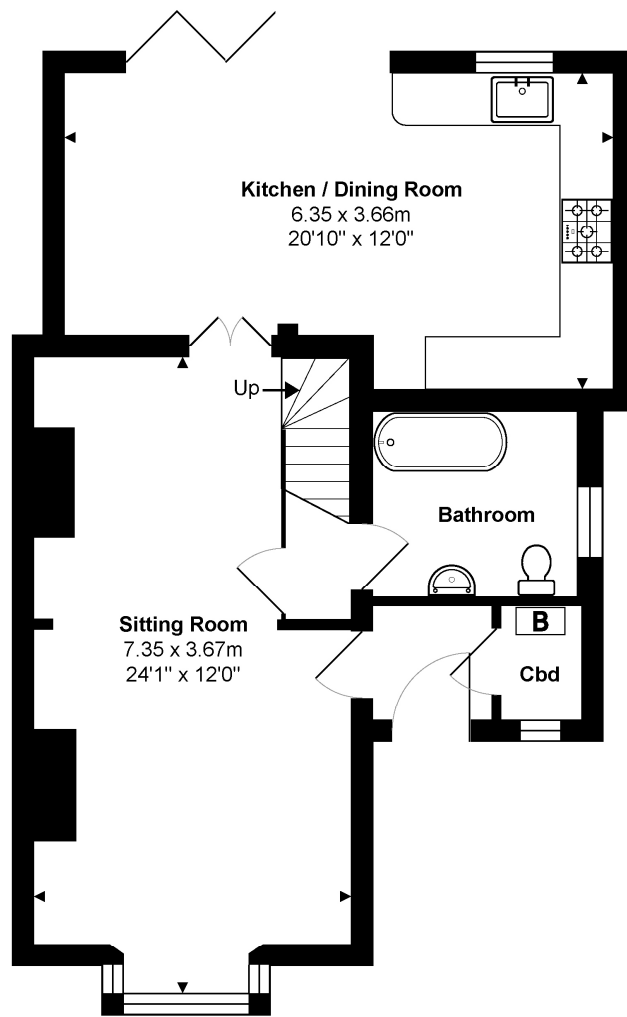
Set towards the end of a no-through residential road, 2 Salisbury Cottages is a beautifully presented Victorian semi-detached property, that has been the subject of extensive restoration and extension works in recent years, which blends period features with modern design elements to now offer a superb home. Built, we understand, in 1901 and extended around 10 years ago, Salisbury Cottages now offers spacious accommodation including a 24ft main reception room and a 20ft kitchen/dining room with bi-fold doors out on to the garden. Upstairs, the main bedroom suite includes an en-suite shower room and a walk-through dressing room, which could also double as a study, and there are two further bedrooms.

Outside, to the front there is driveway parking for two cars. To the rear, the garden offers a good degree of privacy and enjoys a sunny, westerly aspect.

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.

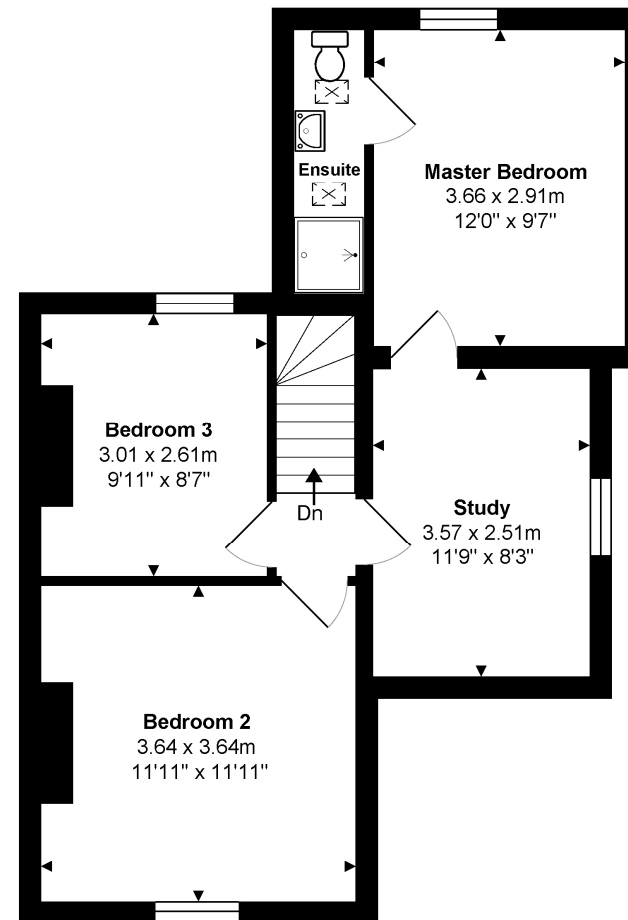
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.





Ground Floor

Approx. Gross Internal Area 59.6 m² ... 641 ft²



1st Floor

Approx. Gross Internal Area 49.2 m² ... 529 ft²

Total Approx. Gross Internal Area 108.8 m² ... 1172 ft²

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

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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.

