



24 Clayhanger, Merrow Park, Guildford, Surrey, GU4 7XT





3 bedrooms (1 with en-suite)
Well proportioned living/dining room
Modern fitted kitchen
Family bathroom
Cloakroom
2 off street parking spaces
Excellent presentation
Rear garden
Freehold. Council tax band E. EPC C.
Private road fee £400pa.

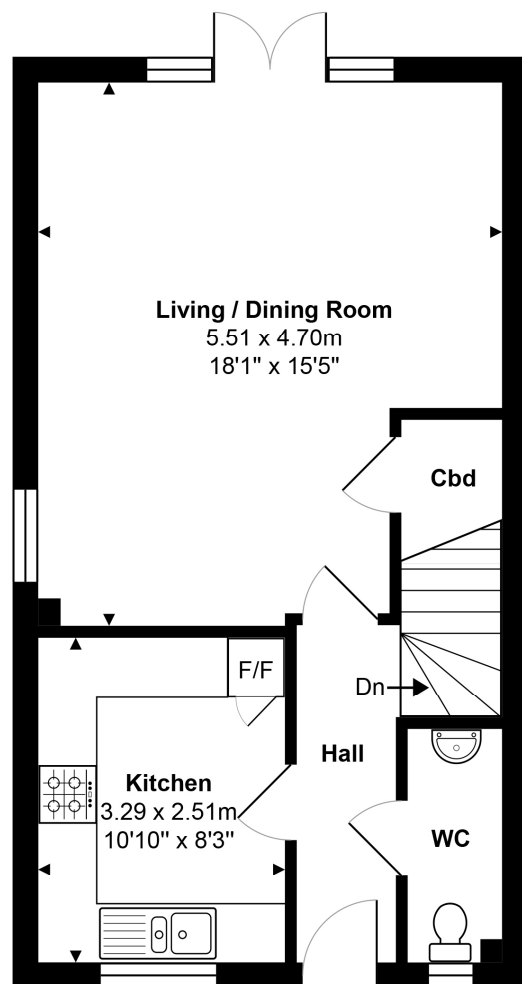
Lovely family home, set in quiet cul-de-sac position, close to excellent amenities. Conveniently situated in a quiet cul-de-sac, yet within a short walk of local shops, amenities, and some excellent local schools, 24 Clayhanger is a beautifully presented three-bedroom semi-detached family home.

Built around 10 years ago by highly regarded local developers Martin Grant Homes, the house offers light and bright accommodation, arranged over two floors. The house has been fitted with a range of energy saving and environmentally friendly features, including solar panels, an air recovery system, and rainwater harvesting which can be used both inside and out. Other features of note include the attractively landscaped gardens and the two allocated parking spaces immediately outside the front of the house.

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.

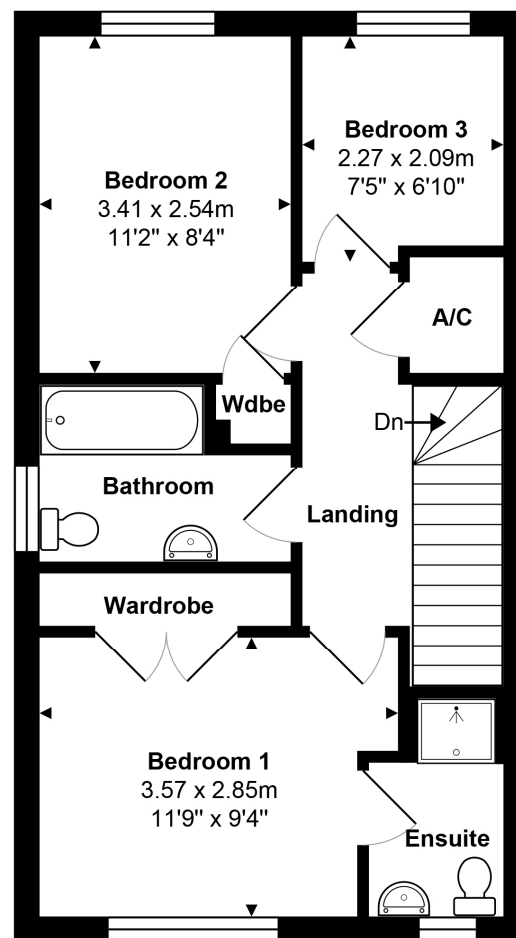
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.





Ground Floor

Approx. Gross Internal Area 41.9 m² ... 451 ft²



1st Floor

Approx. Gross Internal Area 41.9 m² ... 451 ft²

Total Approx. Gross Internal Area 83.8 m² ... 903 ft²

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

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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.

