



4 White House Drive, Merrow, Guildford, Surrey, GU1 2SU









4 bedrooms  
 Family bathroom & en-suite shower room  
 Living room  
 Open plan kitchen/dining room  
 Boot room/utility  
 Conservatory  
 Cloakroom  
 Beautifully landscaped rear garden  
 Driveway & garage  
 Tenure Freehold  
 Council tax band G.  
 EPC D.

A beautifully appointed four bedroom detached family home situated in a sought after no through road of similar properties readily accessible to highly regarded schools and the shopping, social, and recreational amenities of Merrow Village.

Constructed in the mid 1980s the property has been tastefully upgraded and improved by the current owners to create a lovely, light and airy traditional family home fully in keeping with the requirements of contemporary living. The ground floor accommodation includes a well proportioned living room and an office. The refitted kitchen/dining room links seamlessly to the conservatory, beyond which is a raised terrace with perimeter planting, ideal for al fresco dining and entertaining. The first floor offers a master bedroom with ample built in wardrobes and an en-suite shower room, three further bedrooms and a family bathroom.

Outside to the rear, steps and pathways lead from the terrace around the central lawned area, and give access to the professionally landscaped planted areas of beds and borders designed to provide colour and interest throughout the seasons. The gardens are fringed by mature hedging and specimen trees and offer year-round privacy and seclusion. A driveway provides ample off street parking and leads to a garage.











## The area

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.





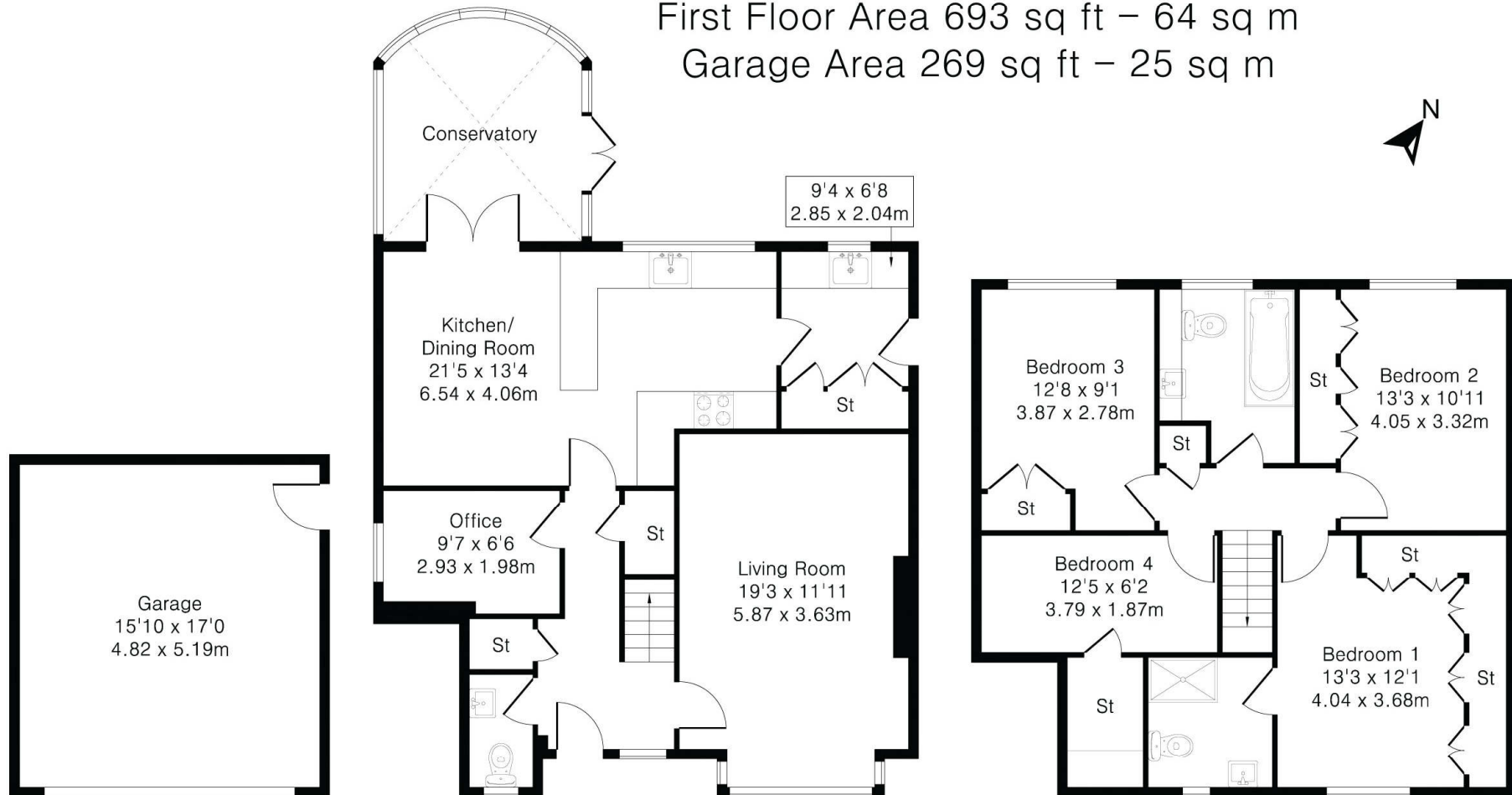


**Approximate Gross Internal Area 1677 sq ft - 155 sq m**

Ground Floor Area 715 sq ft – 66 sq m

First Floor Area 693 sq ft – 64 sq m

Garage Area 269 sq ft – 25 sq m



Garage

Ground Floor

First Floor





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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.

