



20 Sturt Court, Merrow Park, Guildford, Surrey, GU4 7HF









2 bedrooms  
Living room  
Fitted kitchen  
Shower room  
Allocated parking  
Rear garden  
Well presented  
Freehold  
Council tax band D  
EPC D

Superbly presented two bedroom home, in quiet cul-de-sac, close to excellent schools and amenities.

Quietly situated in a small cul-de-sac in ever-popular Merrow Park, 20 Sturt Court is a well presented two-bedroom terraced home, within a short walk of a wide range of local shops, schools and amenities. Features of note include the kitchen which looks out over the cul-de-sac to the front and the generously proportioned sitting room with French doors and full-length windows overlooking the patio terrace and garden beyond.

Merrow Park offers a variety of amenities for day to day needs including a hairdressers and a doctors' surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S.

There are several excellent schools within walking distance including Merrow Infant School, Merrow Junior School, Boxgrove Primary, St Thomas of Canterbury, 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.

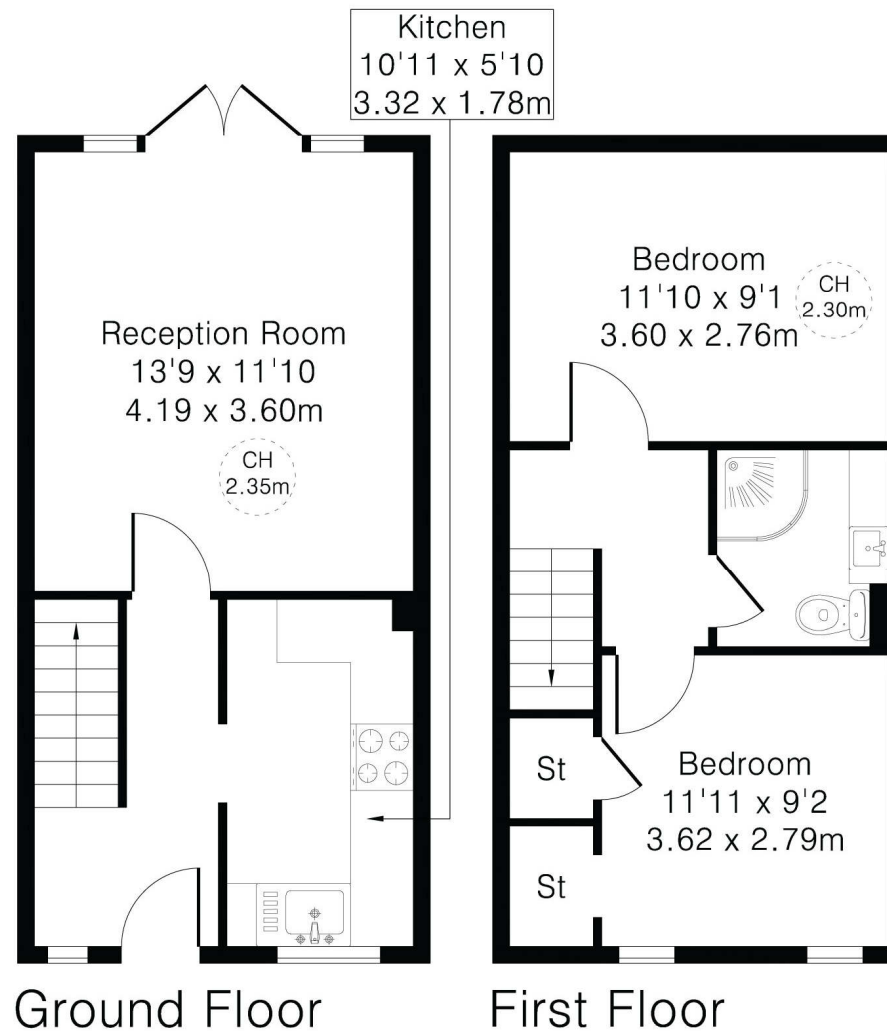
Transport links are excellent with a regular bus service into Guildford and two stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.



## Approximate Gross Internal Area 592 sq ft - 54 sq m

Ground Floor Area 296 sq ft – 27 sq m

First Floor Area 296 sq ft – 27 sq m



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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.

