



Carefree, 44 Woodlands Park, Merrow, Guildford, Surrey, GU1 2TJ

 Chantries
& Pewleys





4 bedrooms
 Sitting room
 Dining room
 Sun room
 Kitchen & utility room
 Shower room
 Cloakroom
 Driveway & garage
 Mature rear garden
 Tenure Freehold
 Council tax band G
 EPC D

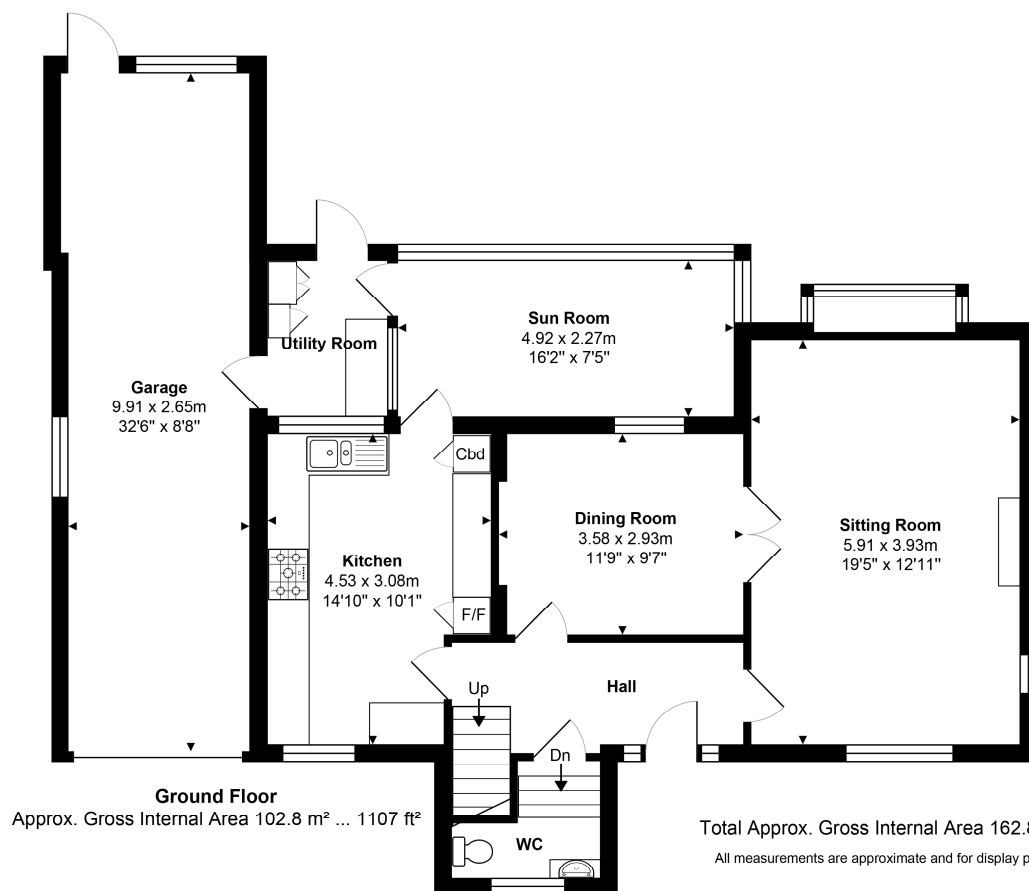
An attractive four-bedroom detached family home located in a highly regarded road in Merrow.

Conveniently situated within a short walk of a number of excellent schools, Merrow Downs and the local shops at both Boxgrove and Merrow, 44 Woodlands Park is an attractive half-tile hung detached family home. Set in a mature plot, the house offers well-planned accommodation arranged over two floors, with tremendous potential, subject to the relevant consents, to enlarge the existing footprint if desired.

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.

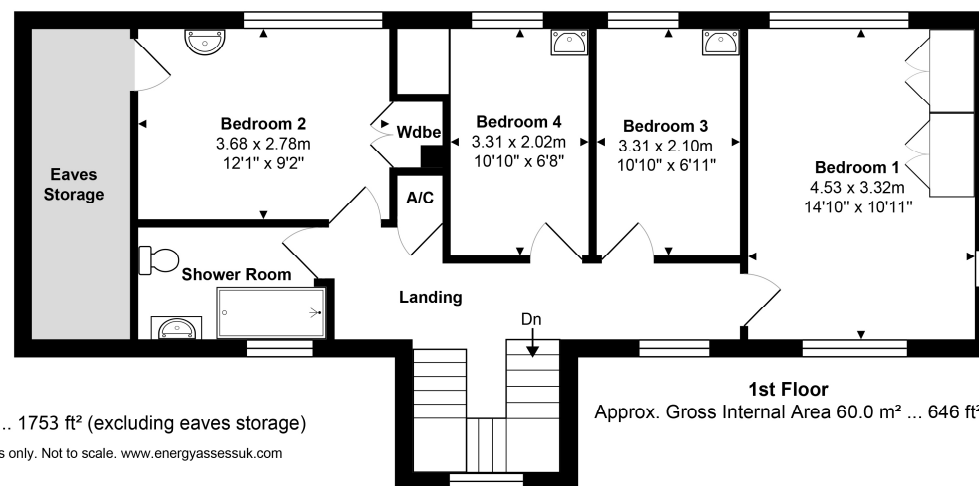
Transport links are excellent with a regular bus service into Guildford and 2 train stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.





Total Approx. Gross Internal Area 162.8 m² ... 1753 ft² (excluding eaves storage)

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.

