



4 Daryngton Drive, Merrow, Guildford, Surrey, GU1 2QB





Master bedroom with en-suite shower room
3 further bedrooms
Family bathroom & shower room
Living room
Dining room
Study
Fitted kitchen
Driveway parking
Rear garden
Freehold. Council tax band E. EPC E.

Lovely four-bedroom family home, close to excellent schools and Merrow Downs.

Conveniently situated in a much sought-after residential road, and within a short walk of several excellent schools plus Merrow Downs, 4 Daryngton Drive is a well presented four-bedroom family home. The accommodation within is laid out over three floors and includes three separate reception rooms, a superb master bedroom suite on the top floor, and two further bath/shower rooms, making this an ideal home for a growing family.

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.



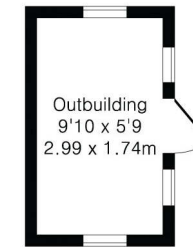
Approximate Gross Internal Area 1473 sq ft - 137 sq m

Ground Floor Area 668 sq ft – 62 sq m

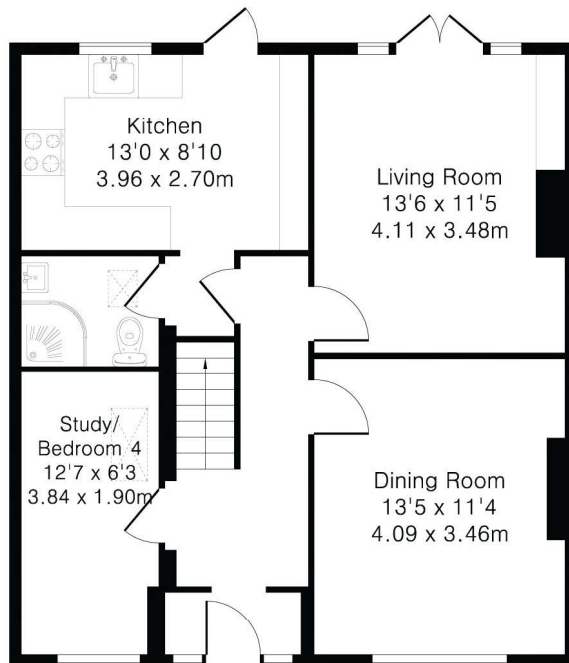
First Floor Area 451 sq ft – 42 sq m

Second Floor Area 298 sq ft – 28 sq m

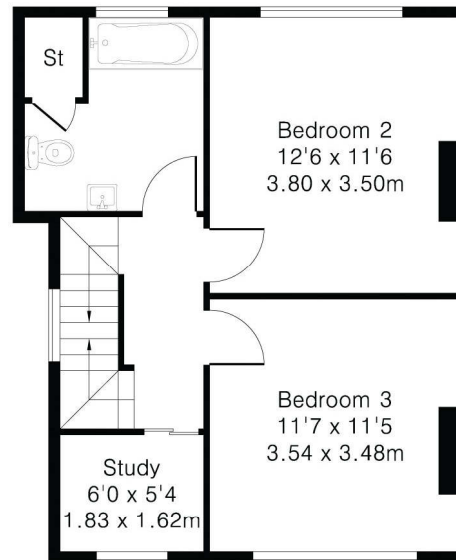
Outbuilding Area 56 sq ft – 5 sq m



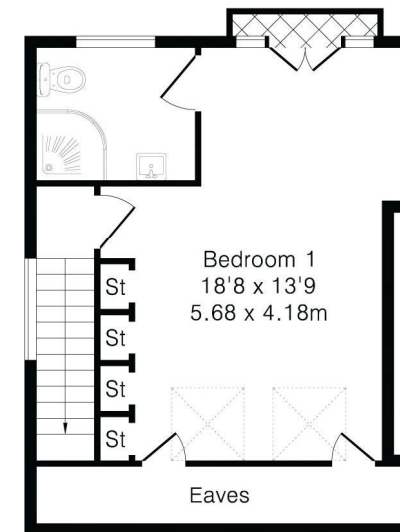
Outbuilding



Ground Floor



First Floor



Second Floor

