



17 Chatfield Drive, Merrow Park, Guildford, Surrey, GU4 7XP









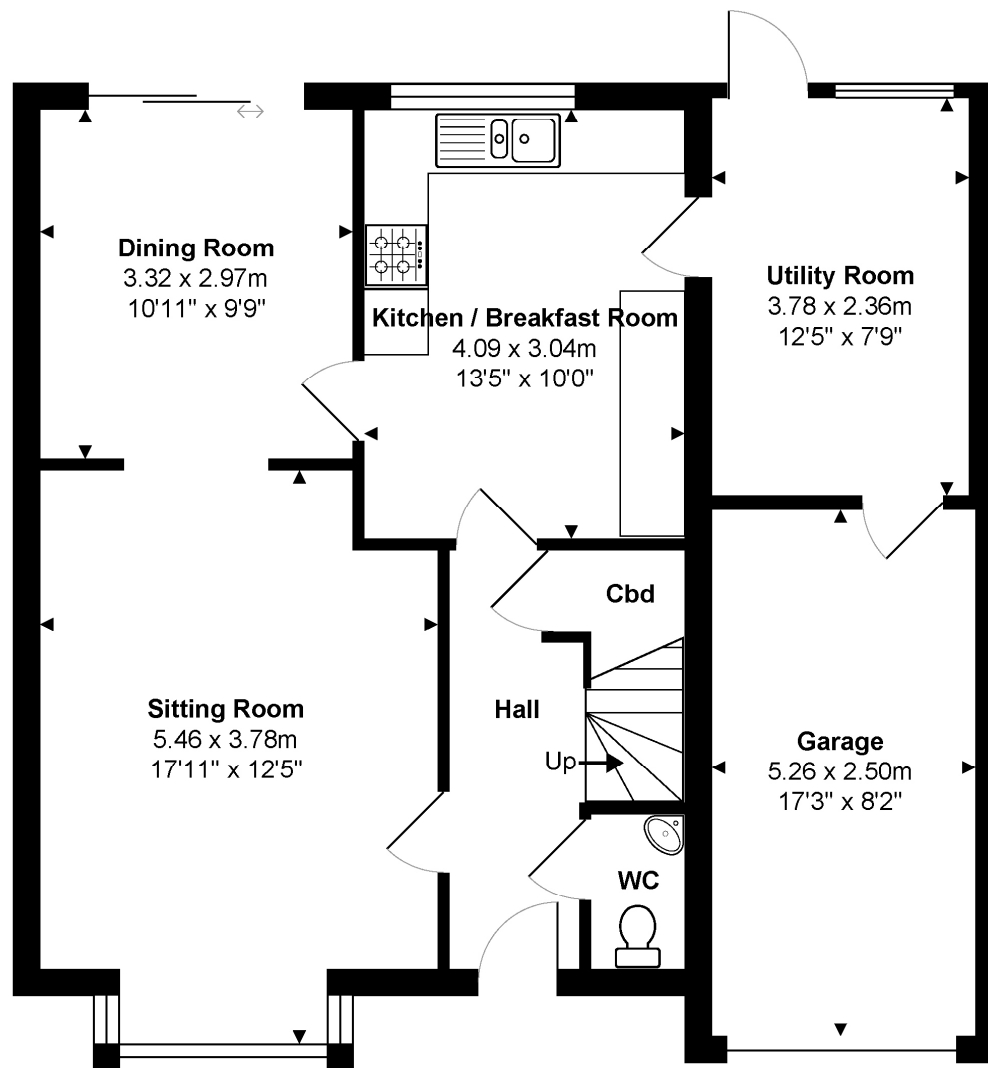
4 bedrooms  
 En-suite shower room & family bathroom  
 Sitting room  
 Dining room  
 Kitchen/breakfast room  
 Utility room  
 Cloakroom  
 Driveway & garage  
 Rear garden  
 Freehold. Council tax band F. EPC D.

17 Chatfield Drive is detached four bedroom family house, which could benefit from some updating, located in the ever popular Merrow Park. Built by Charles Church, the property boasts a private garden, off-street parking, and an integral garage.

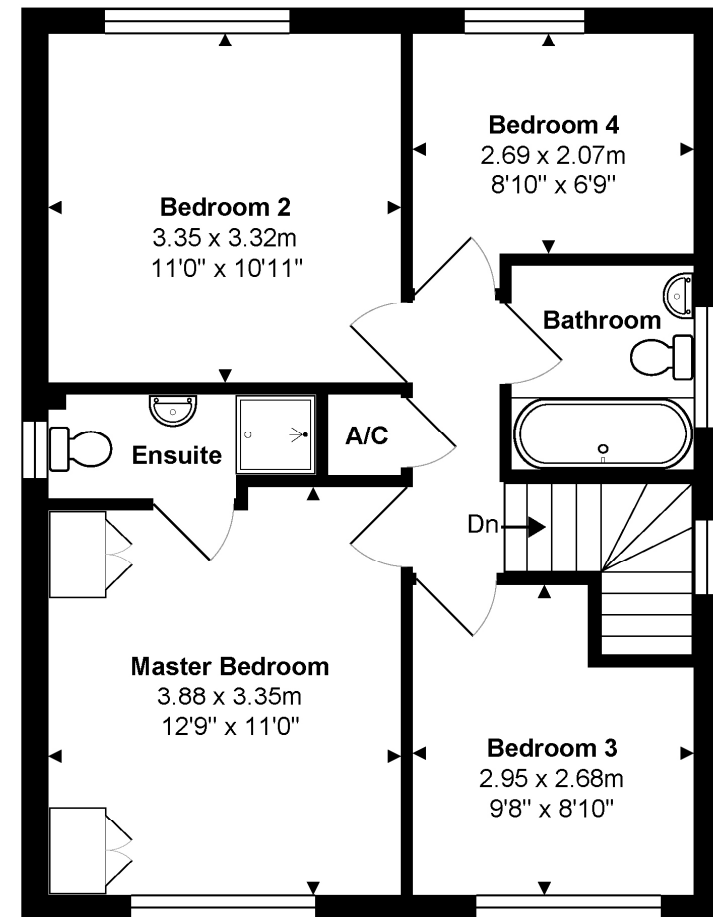
The ground floor consists of a spacious open-plan living and dining area which leads into a well-appointed kitchen and utility room. There is direct access to the garage from the utility room. A cloakroom can also be found on the ground floor. Upstairs there are four bedrooms, the master bedroom benefitting from an en-suite shower room, while the remaining bedrooms share a family bathroom.

Outside, the spacious rear garden offers privacy via mature trees and shrubs.

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 closeby linking to the M25 motorway, Gatwick and Heathrow Airports.



**Ground Floor**  
Approx. Gross Internal Area 75.1 m<sup>2</sup> ... 808 ft<sup>2</sup>



**1st Floor**  
Approx. Gross Internal Area 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup>

**Total Approx. Gross Internal Area 125.5 m<sup>2</sup> ... 1351 ft<sup>2</sup>**

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://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.

