



5 Merrow Woods, Guildford, Surrey, GU1 2LQ









5 bedrooms  
Family bathroom & en-suite shower room  
Sitting room  
Kitchen/dining room  
Utility room & cloakroom  
Family room  
2 study's  
Driveway & garage  
Good-sized rear garden  
Freehold. Council tax band G. EPC D.

Set in mature gardens which enjoy a westerly aspect at the rear, 5 Merrow Woods is a beautifully presented detached family home, dating from the early 1930's.

Extended in recent years, the house now offers light, bright and spacious accommodation arranged over three floors. Of particular note is the kitchen/dining/family room which gives access out via two sets of patio doors, to the rear garden.

On the first floor is the master bedroom with en suite bathroom, 2 further double bedrooms and an additional single bedroom. On the second floor is a further double bedroom and additional storage 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 close by linking to the M25 motorway, Gatwick and Heathrow Airports.

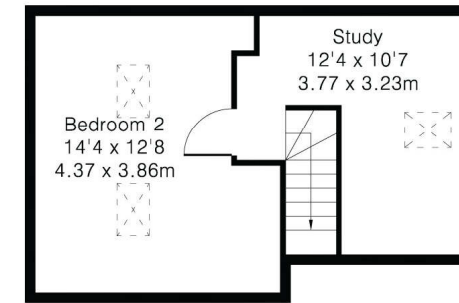
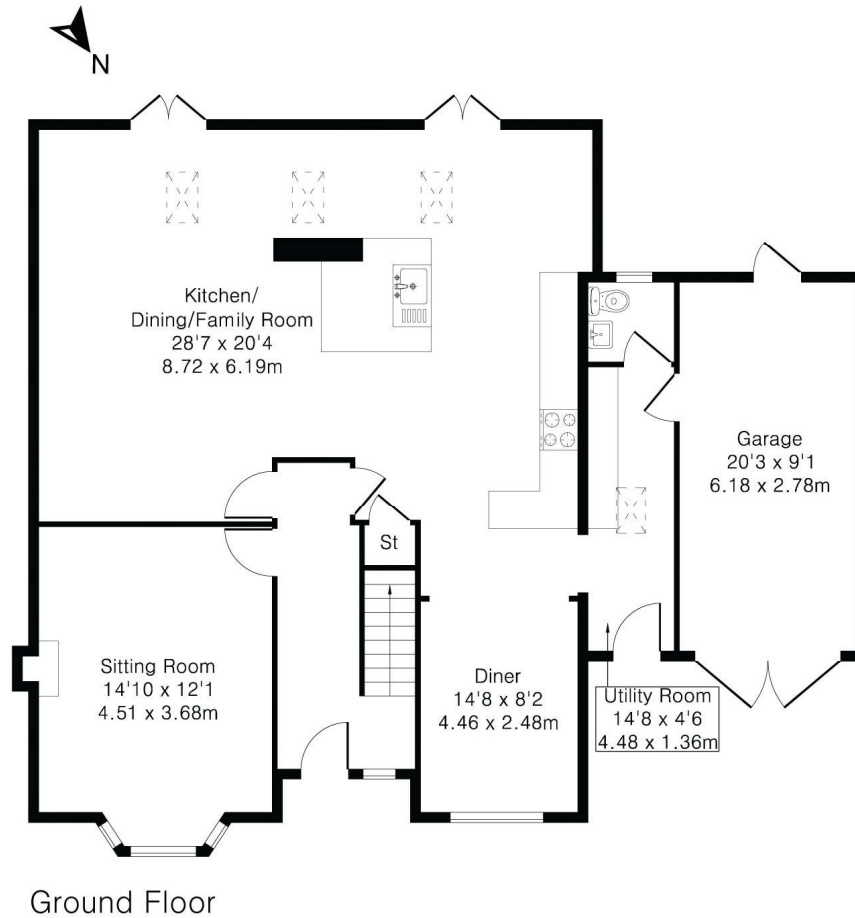


**Approximate Gross Internal Area 2216 sq ft - 206 sq m**

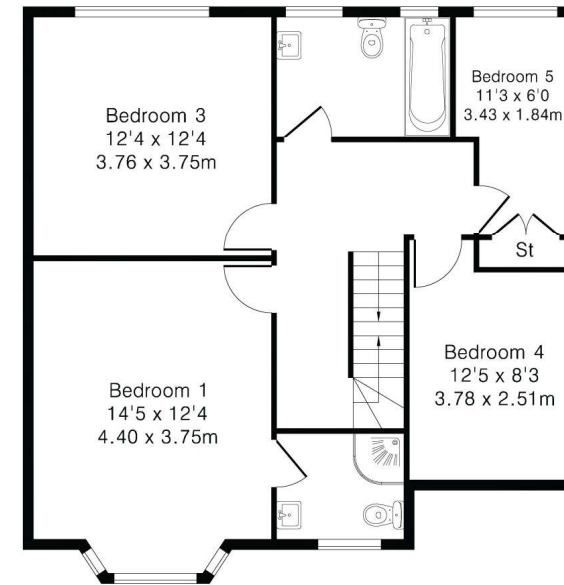
Ground Floor Area 1237 sq ft – 115 sq m

First Floor Area 710 sq ft – 66 sq m

Second Floor Area 269 sq ft – 25 sq m



Second Floor



First Floor

Cranleigh Sales 01483 347888  
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222  
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100  
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344  
shalford@chantriesandpewleys.com

Lettings 01483 405222  
lettings@chantriesandpewleys.com

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.

