



21 Merrow Croft, Guildford, Surrey, GU1 2XH





3 bedrooms
 Shower room
 22ft living room
 Dining room
 Kitchen
 Utility
 Cloakroom
 Driveway & 2 garages
 Mature rear garden
 Freehold. Council tax band F. EPC tbc.

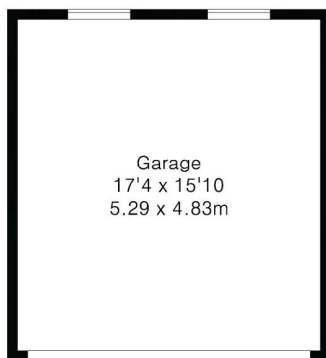
This three-bedroom detached family home in Guildford offers a wealth of potential for those looking to put their own stamp on a property. Located in a quiet residential no through road, the property benefits from a detached double garage, off-street parking, and a large rear garden.

Internally the ground floor comprises a spacious living room, a separate dining room, and a kitchen along with a downstairs cloakroom. Upstairs, there are three bedrooms and a family bathroom. The property sits on a good-sized plot with a large rear garden that is mainly laid to lawn. There is also a detached double garage and off-street parking.

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 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.





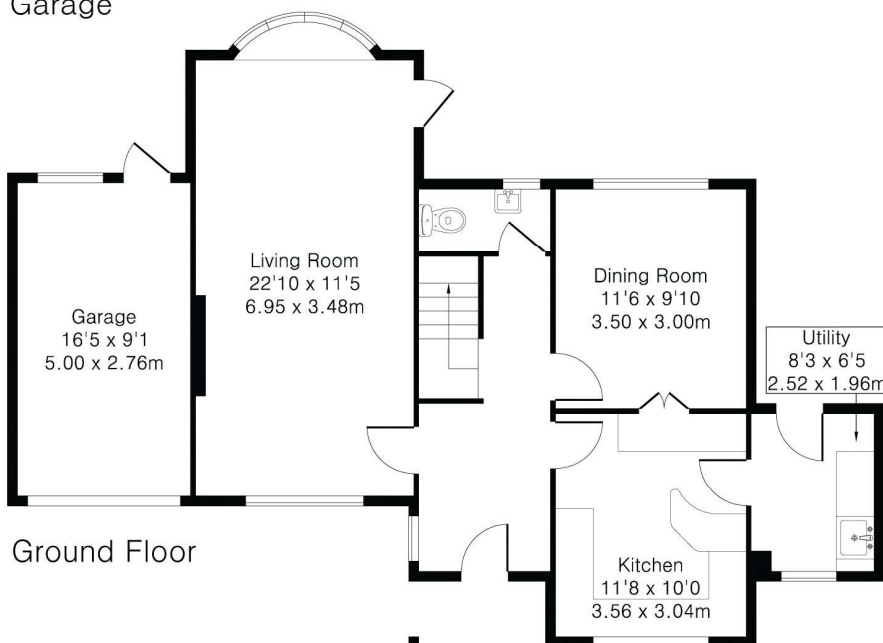
Garage

Approximate Gross Internal Area 1691 sq ft - 158 sq m

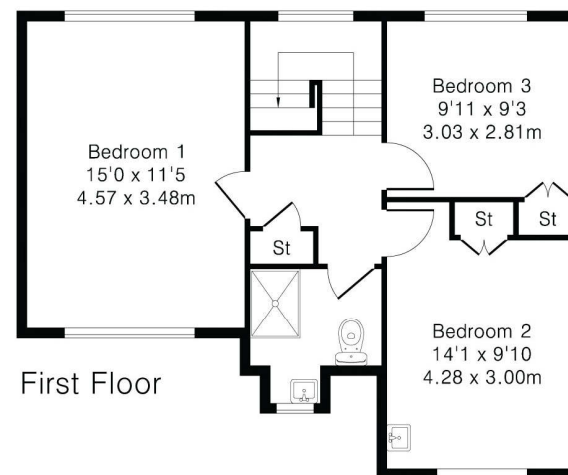
Ground Floor Area 860 sq ft – 80 sq m

First Floor Area 556 sq ft – 52 sq m

Garage Area 275 sq ft – 26 sq m



Ground Floor



First Floor

