



22 Redwood Close, Merrow, Guildford, Surrey, GU1 2NP









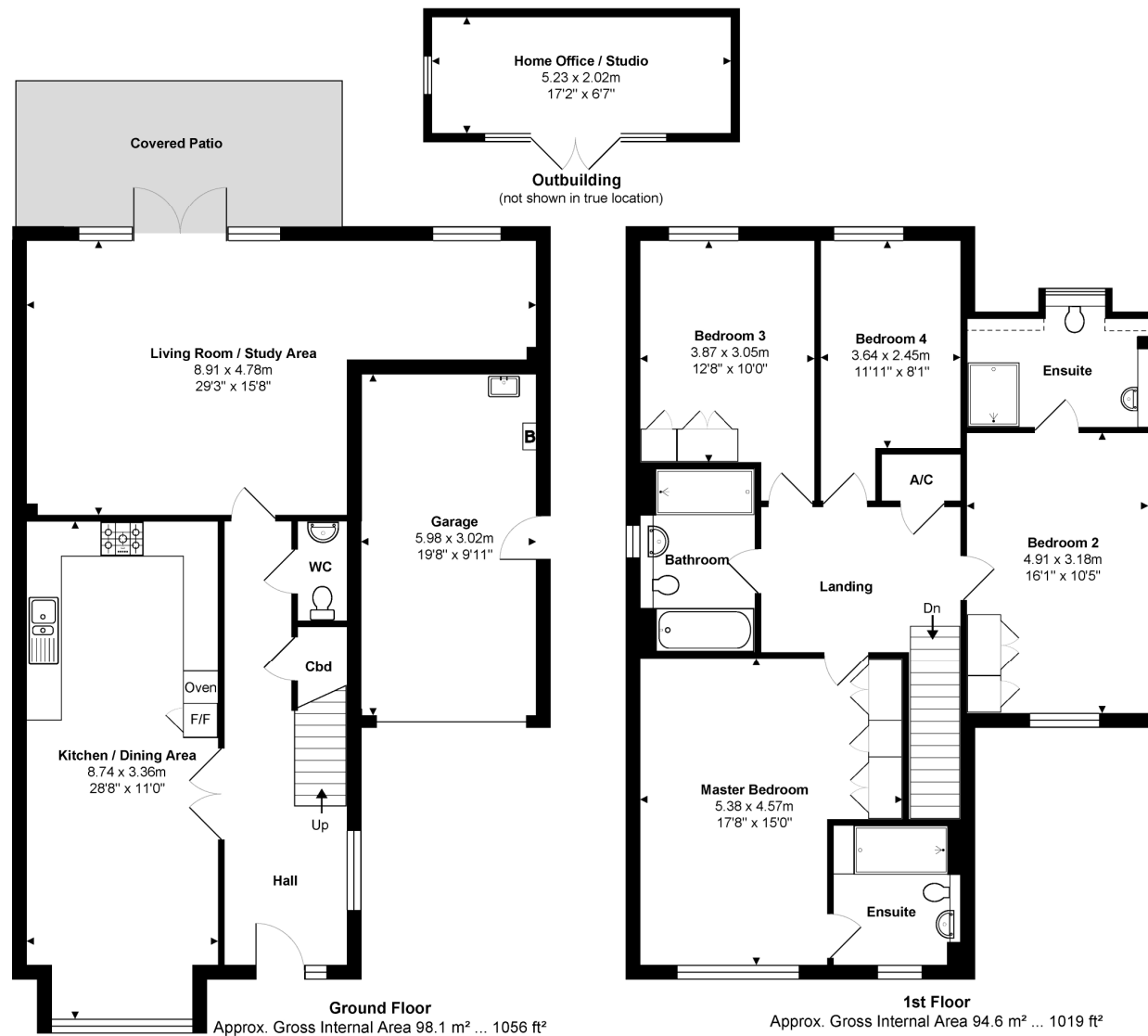
Master bedroom with en-suite  
 Guest suite with en-suite  
 2 further bedrooms  
 Family bathroom  
 Living room with study area  
 Kitchen/dining room  
 Well maintained rear garden  
 Home office with air conditioning  
 Garage & driveway  
 Freehold. Council tax band G. EPC B.

22 Redwood Close is a well appointed family home built in 2018, the house provides well planned accommodation and is beautifully presented throughout. From the entrance hall, the generous sitting room is spacious and light with direct access via French doors to the terrace and a low maintenance garden. The kitchen/breakfast room has been designed in a contemporary style with built-in appliances and has a generous area for dining and entertaining. On the first floor is an impressive principal bedroom with an en suite bathroom. Three further double bedrooms can be found on this floor (one en suite) and a family bathroom. Situated on a no through road, the property has an integrated garage and off street parking.

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.





Total Approx. Gross Internal Area 192.7 m<sup>2</sup> ... 2074 ft<sup>2</sup> (includes garage)

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.

