



70 High Path Road, Merrow, Guildford, Surrey, GU1 2QL

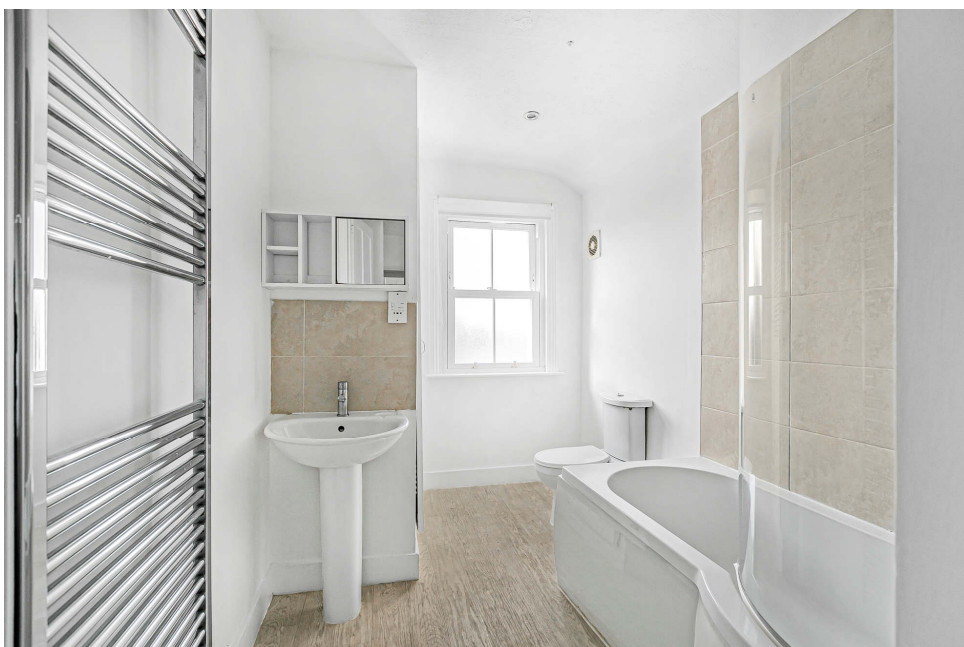




2 double bedrooms
 Living room
 Dining room
 Kitchen
 Utility area
 First floor bathroom
 Downstairs shower room
 Rear garden
 Freehold
 Council tax band D. EPC D.

Two bedroom Victorian cottage, close to Merrow Downs, with a west facing garden.

Set just a short walk from Merrow Downs, 70 High Path Road is a two-bedroom Victorian cottage with accommodation arranged over two floors. The house offers two reception rooms as well as two bath/shower rooms and is set in sunny, west-facing gardens.



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

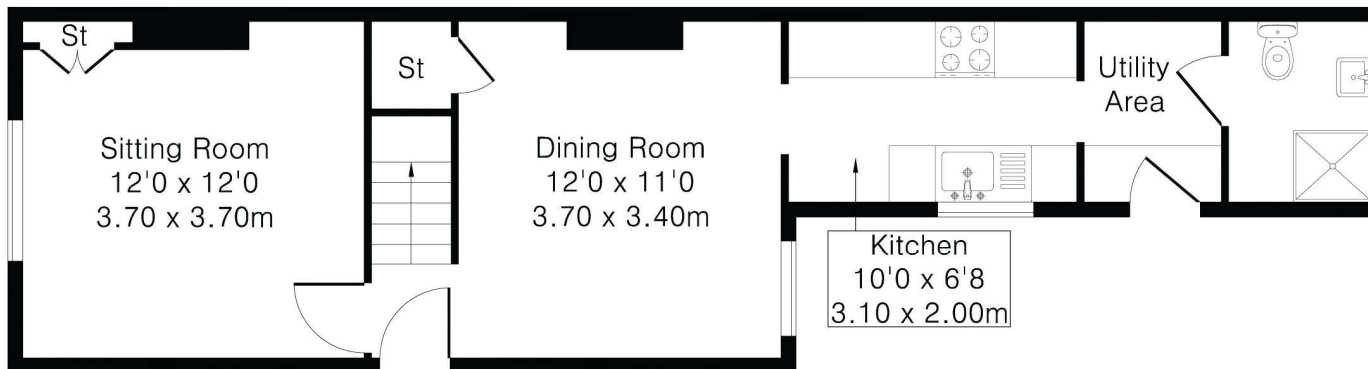
Approximate Gross Internal Area 824 sq ft - 76 sq m

Ground Floor Area 445 sq ft – 41 sq m

First Floor Area 379 sq ft – 35 sq m



First Floor



Ground 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.

