



17 Rectory Close, Merrow, Guildford, Surrey, GU4 7AR





4 bedrooms
 Living/dining room
 Conservatory
 Kitchen
 Family bathroom
 Driveway & double length garage
 Mature front & back gardens
 Freehold
 Council tax band G
 EPC C

Four-bedroom family home, in quiet cul-de-sac, just a short walk from the centre of Merrow.

Conveniently situated on a generous corner plot in a quiet cul-de-sac, 17 Rectory Close is a four-bedroom family home, ideally positioned for all of Merrow's schools, shops and amenities. The house offers light and bright accommodation that is well presented, but there is still significant scope, subject to the relevant consents, to enlarge the existing footprint, if required, to either flank or to the rear. Number 17 is set in lovely gardens which are generous in size and offer space ideal for a young family.

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.

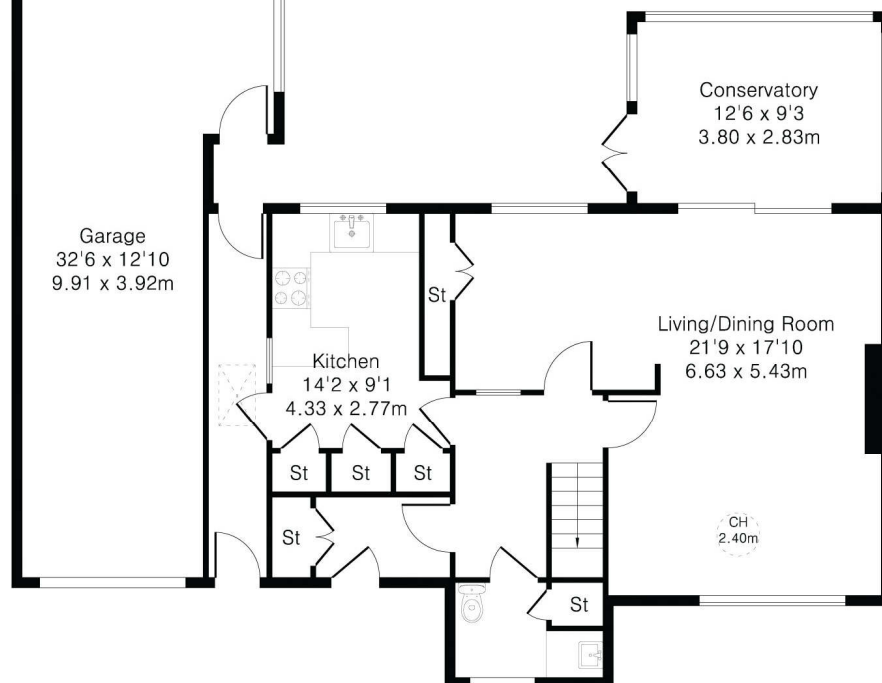
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.



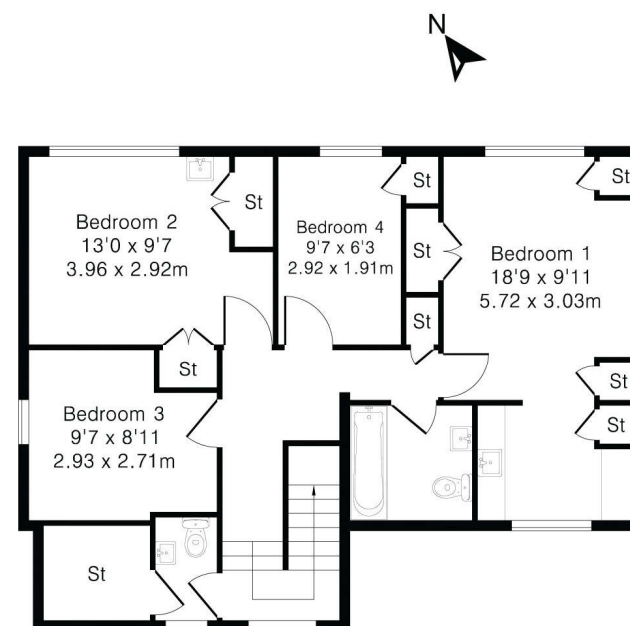
Approximate Gross Internal Area 1808 sq ft - 168 sq m

Ground Floor Area 1153 sq ft – 107 sq m

First Floor Area 655 sq ft – 61 sq m



Ground 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.

