



5 Kestrel Close, Merrow Park, Guildford, Surrey, GU4 7DR





Master bedroom with en-suite
3 further bedrooms
Sitting room
Family room & dining room
Kitchen/breakfast room & utility
Driveway & garage
Garden
Tenure Freehold
Council tax band G. EPC C

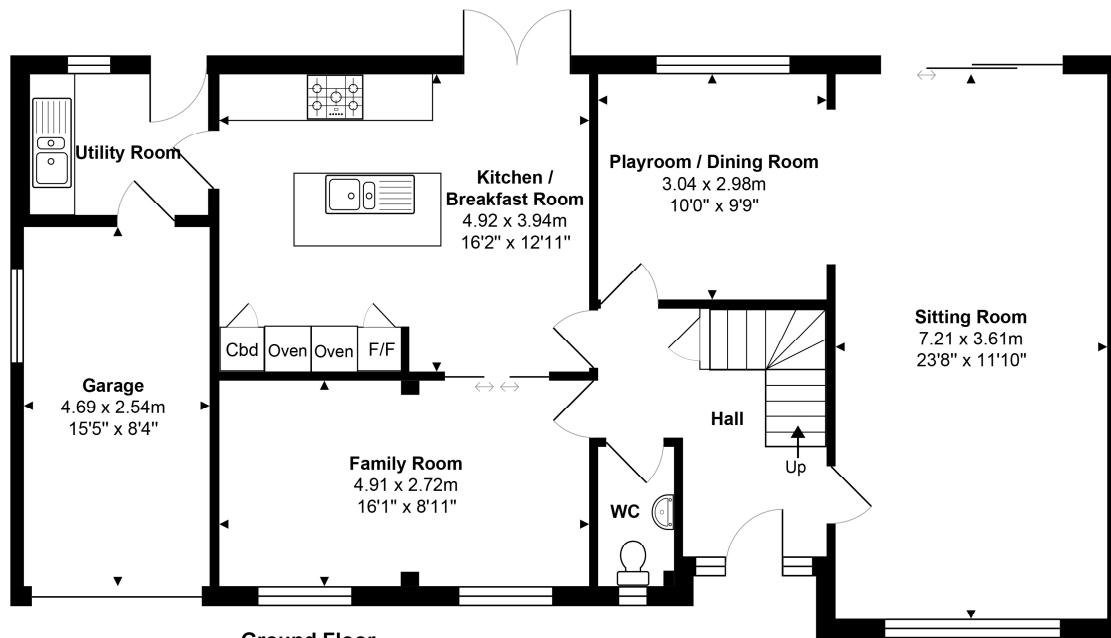
Conveniently situated in a quiet cul-de-sac, and within walking distance of a number of excellent local schools, 5 Kestrel Close is a stunning four-bedroom family home. The subject of extensive renovation works in recent years, the house offers light, bright and spacious accommodation arranged over two floors. Features of note include the lovely kitchen which was fitted by Saffron Kitchens in Merrow to an exacting standard, which opens on to the family room and the large sitting room which is open to the playroom/dining room. Also, of note is the re-fitted en-suite shower room to the master bedroom. Outside, the rear garden enjoys a high degree of privacy and has a westerly aspect.



Merrow Park offers a variety of amenities for day to day needs including a chemist, hair dressers, post office and a Doctors surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S.

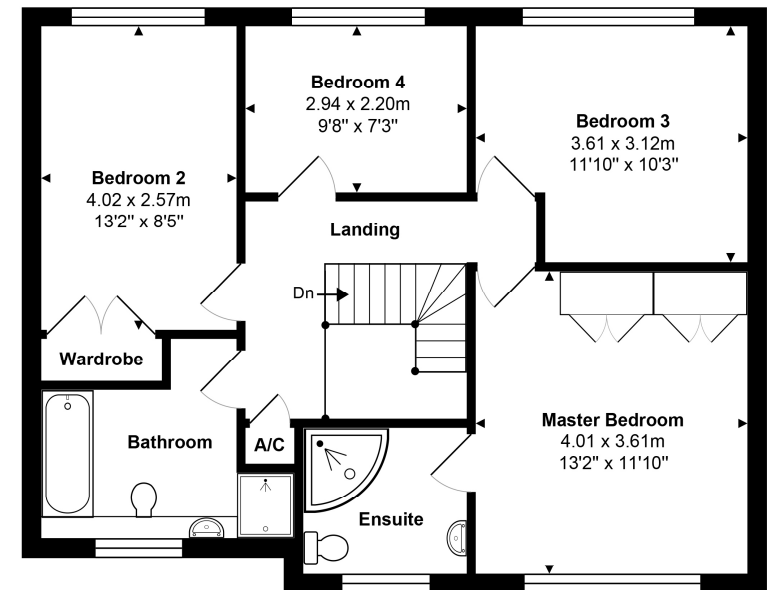
Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, Boxgrove Primary, St Thomas of Canterbury, St Peters and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive 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.



Ground Floor
Approx. Gross Internal Area 98.0 m² ... 1054 ft²

Total Approx. Gross Internal Area 164.5 m² ... 1771 ft² (includes garage)
All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



1st Floor
Approx. Gross Internal Area 66.5 m² ... 716 ft²

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Merrow Sales 01483 347100
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Shalford Sales 01483 304344
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Lettings 01483 405222
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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.

