



23 Greenhill Gardens, Merrow Park, Guildford, Surrey, GU4 7HH









3 bedrooms  
 Sitting room  
 Conservatory  
 Kitchen/breakfast room  
 Cloakroom  
 South-facing rear garden  
 Garage with parking in front for one car  
 Freehold  
 Council tax band E  
 EPC C

A three bedroom end of terrace house, presented in good decorative order throughout, located on the popular Merrow Park development within the catchment area for several excellent schools.

The property has been well cared for by the current vendor and includes a modern kitchen/breakfast room and a generously proportioned 16ft living room opening into a conservatory. On the first floor there are three bedrooms and a bathroom. Outside there is a south-facing garden. In addition there is a garage with parking in front for one car.

Merrow Park offers a variety of amenities for day to day needs including a hairdressers and a doctors' surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S. There are several excellent schools within walking distance including Merrow Infant School, Merrow Junior 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. It provides 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.

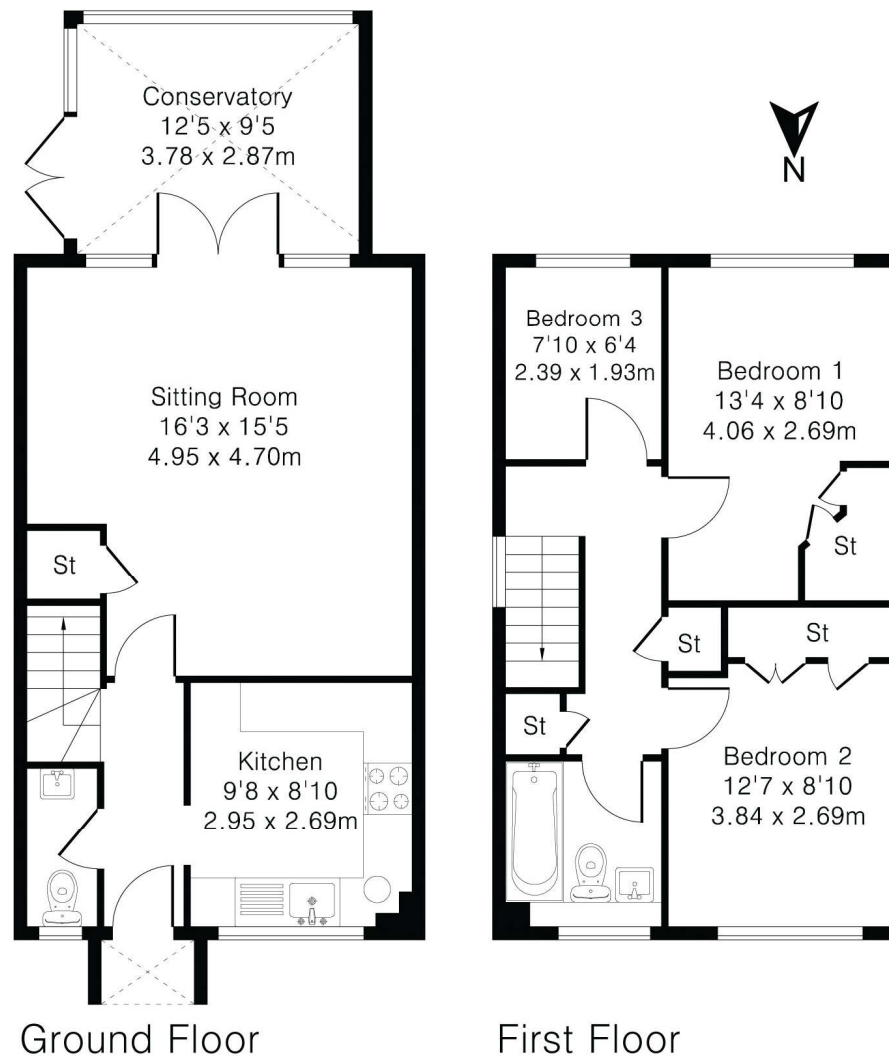
Transport links are excellent with a regular bus service into Guildford and two stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is close by linking to the M25 motorway, Gatwick and Heathrow Airports.



## Approximate Gross Internal Area 932 sq ft - 87 sq m

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 407 sq ft – 38 sq m



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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.

