



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





3 bedrooms
Living room
Dining room
Kitchen/breakfast room
Cloakroom
Bathroom
Allocated parking & garage
Rear garden
Freehold
Council tax band E. EPC tbc

Lovely three-bedroom home, in a quiet area, close to good schools.

Conveniently situated in a tucked-away position, in ever-popular Merrow Park, 40 Greenhill Gardens is a well-presented three-bedroom family home. The house has been extended to the rear to provide a lovely, light and bright double reception room, and an extension to the front gives a larger entrance hall - ideal for a young family.

Outside, the rear garden enjoys a sunny westerly facing garden and there is access out to the parking space and garage behind the house.

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, 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 two 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.

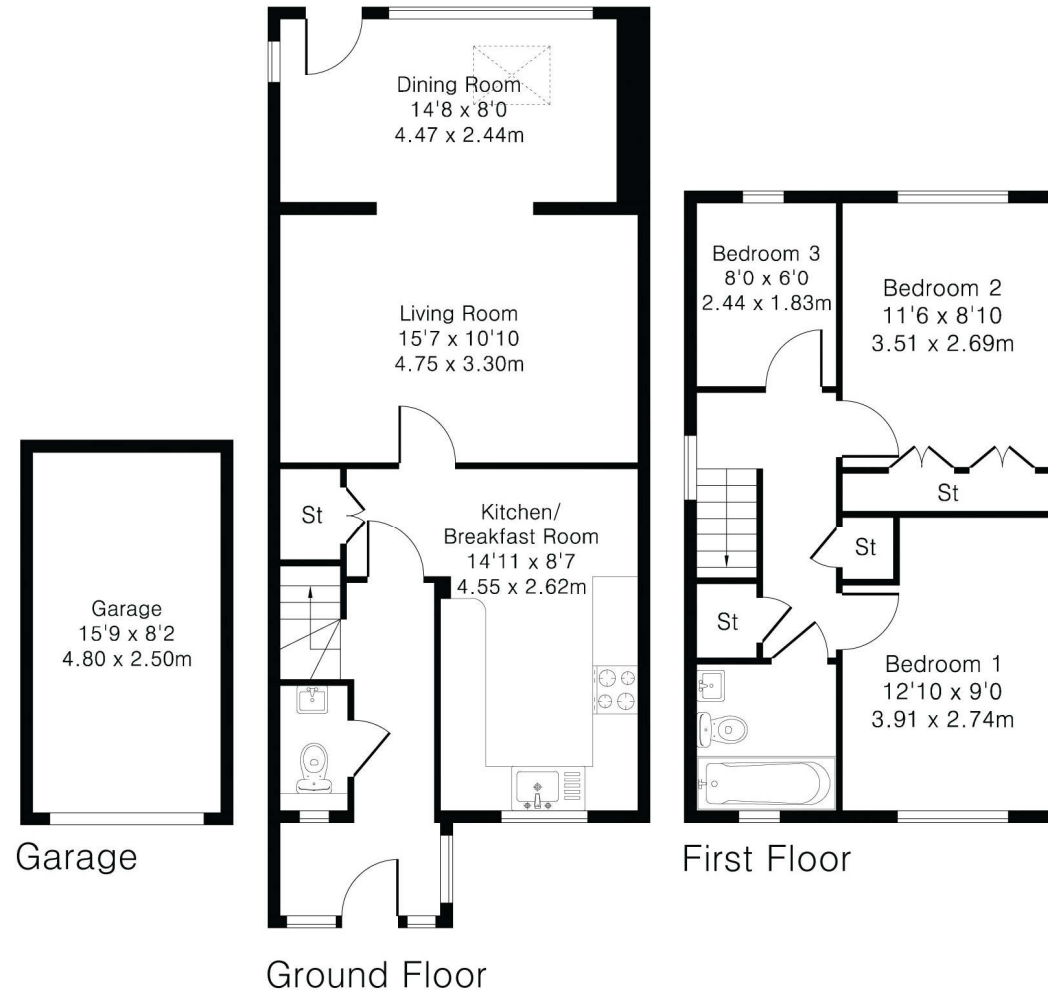


Approximate Gross Internal Area 985 sq ft - 91 sq m

Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 410 sq ft – 38 sq m

Garage Area 129 sq ft – 12 sq m



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.

