



Chantries  
& Pewleys



Wykeham Road  
Merrow





INTRODUCING

# 16 Wykeham Close

MERROW, SURREY, GU1 2SE

*Conveniently situated within a short walk of shops, a light-filled detached three-bedroom family home offering a fantastic opportunity to modernise and update to individual taste. Subject to the relevant consents, there is scope to extend both sides and the rear.*



**3 BEDROOMS**



**2 RECEPTION ROOMS**



**CLOAKROOM**



**GOOD-SIZED REAR GARDEN**



**DRIVEWAY & GARAGE**

**Tenure: Freehold**  
**Council Tax Band: F**  
**EPC: D**









**Approximate Gross Internal Area 1375 sq ft - 127 sq m**

Ground Floor Area 692 sq ft – 64 sq m

First Floor Area 541 sq ft – 50 sq m

Garage Area 142 sq ft – 13 sq m





01483 347100

[Merrow@chantriesandpewleys.com](mailto:Merrow@chantriesandpewleys.com)

249 Epsom Rd, Merrow, Guildford GU1 2RE