



36 Down Road, Merrow, Guildford, Surrey, GU1 2PY









2 bedrooms  
 Living room  
 Kitchen/dining room  
 Downstairs shower room  
 Family bathroom  
 Rear garden  
 Character features  
 Freehold  
 Council tax band D. EPC D.

A beautifully presented Victorian terraced cottage, which has been lovingly restored, situated within minutes of the Merrow Downs. On the ground floor, the property offers a living room with fireplace, a re-fitted kitchen/dining room and a shower room. The first floor offers two double bedrooms and a beautiful bathroom. Outside, a patio provides space for a table and chairs and leads to lawn.

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.

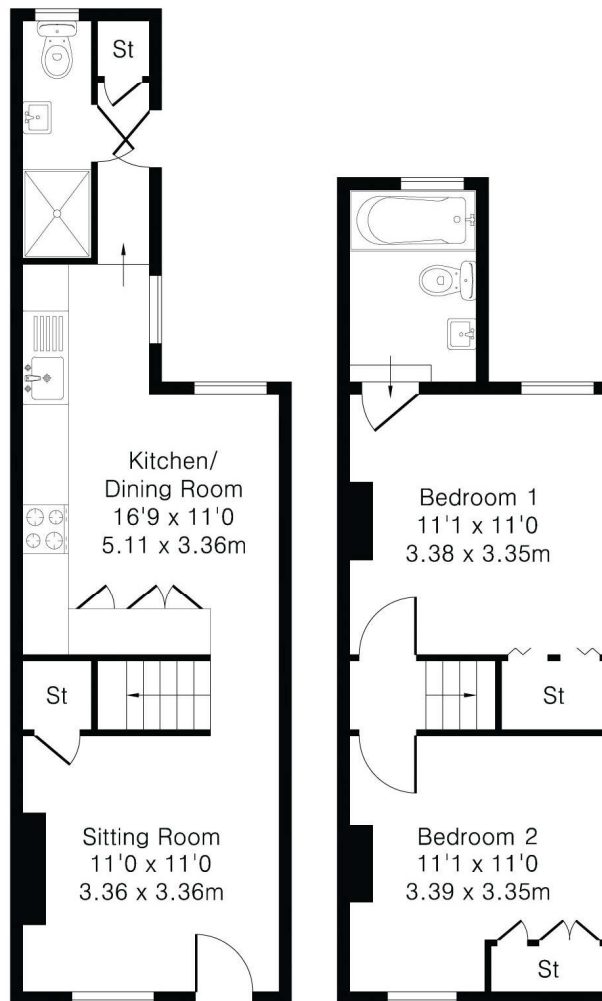
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is close by linking to the M25 motorway, Gatwick and Heathrow Airports.



**Approximate Gross Internal Area 700 sq ft - 65 sq m**

Ground Floor Area 370 sq ft – 34 sq m

First Floor Area 330 sq ft – 31 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.

