



**Chantries
& Pewleys**



Grove Road
Merrow



INTRODUCING

11a Grove Road

MERROW, GUILDFORD, GU1 2HR

Delightfully situated in a quiet, tucked-away location, just a short walk from the Downs, a well-appointed four-bedroom detached home, offering light and bright accommodation arranged on one floor. Features of note include the open-plan kitchen/diner which has floor to ceiling windows and doors overlooking the garden and a lovely log-burning stove, the generously proportioned living room, and four good-sized bedrooms.



4 BEDROOMS



EN-SUITE SHOWER ROOM & FAMILY BATHROOM



DRIVEWAY & GARAGE



SUMMER HOUSE WITH SHOWER ROOM

Tenure: Freehold

Council Tax Band: G

EPC: C













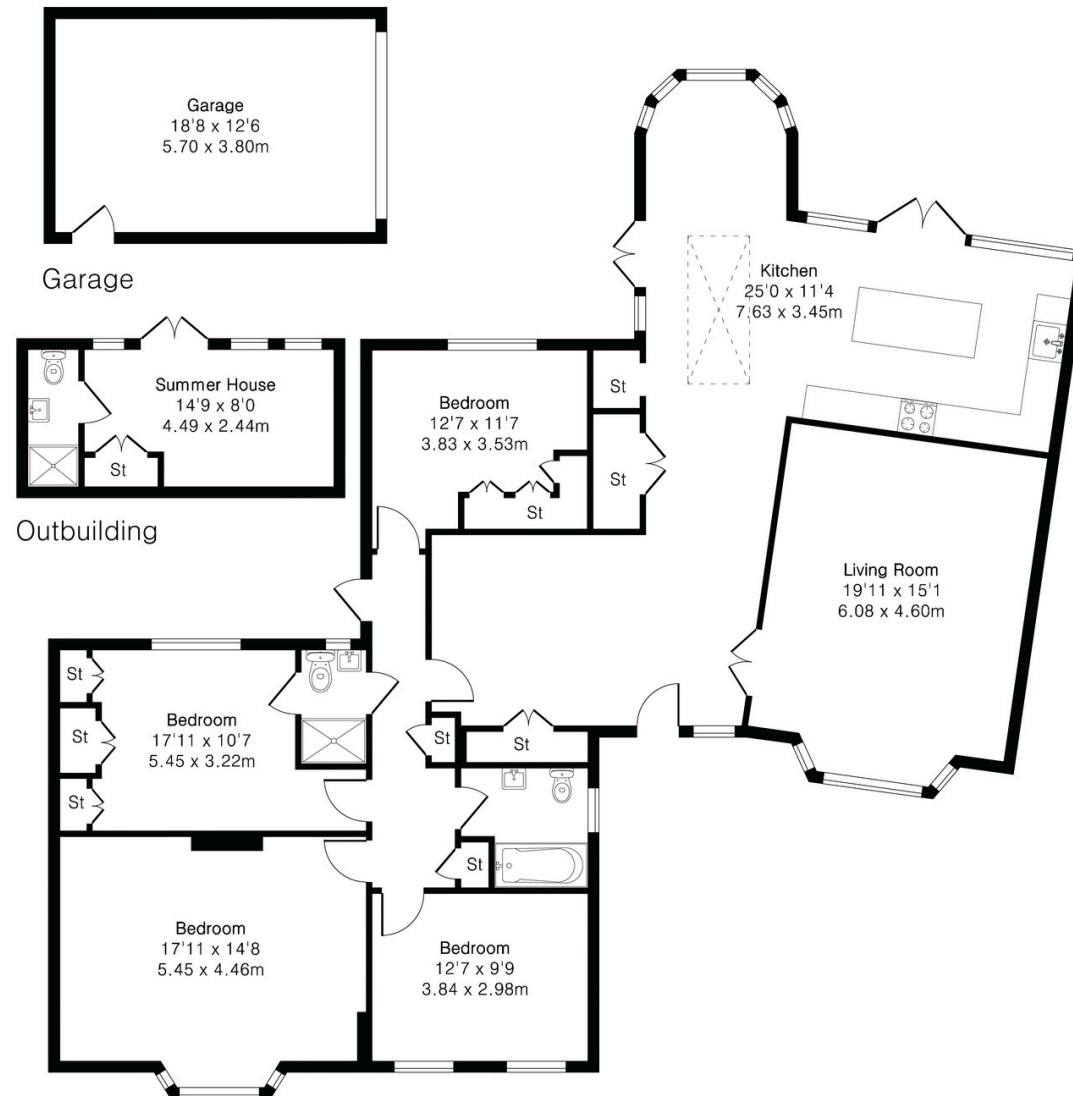




**Approximate Gross Internal Area 1805 sq ft - 168 sq m
(Excluding Garage & Outbuilding)**

Garage Area 233 sq ft – 22 sq m

Outbuilding Area 143 sq ft – 13 sq m





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