



11 Partridge Way, Merrow Park, Guildford, Surrey, GU4 7DW





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4 bedrooms (1 en-suite)
Family bathroom
Kitchen/breakfast room
4 reception rooms
Sunny aspect garden backing onto the allotments
Garage & off street parking
Potential to extend, subject to planning

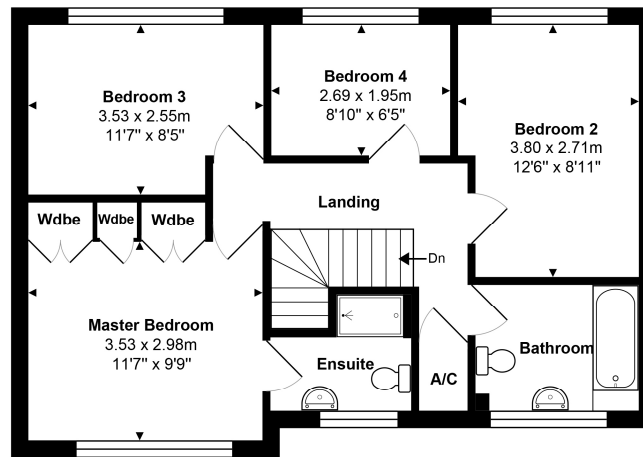
Superbly situated family home with a large south-west facing garden backing onto allotments, requiring updating throughout.

Set at the end of a quiet cul-de-sac in ever-popular Merrow Park, 11 Partridge Way is a four-bedroom detached family home that now requires updating throughout. The property has been extended to the right flank in the past, which provides two extra reception rooms accessed via the kitchen. These three rooms could be combined to offer a large kitchen/dining/family room with direct access out on to the garden. Subject to the relevant consents, there is further scope to extend the property either to the rear or to the right-hand side, at first floor level, over the top of the extension.

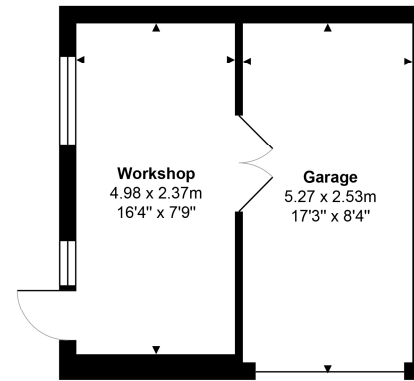
Occupying an enviable position overlooking the Merrow allotments, and with a south-westerly facing rear garden, 11 Partridge Way has a wider than average rear garden measuring approximately 100ft wide and which offers a good degree of privacy, as well as a sunny aspect. One half of the double garage has been turned into a workshop and, subject to any relevant consents, this could be utilised either as a home office or gym.

Merrow Park offers a variety of amenities for day to day needs including a chemist, hair dressers, post office and a Doctors surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, 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.

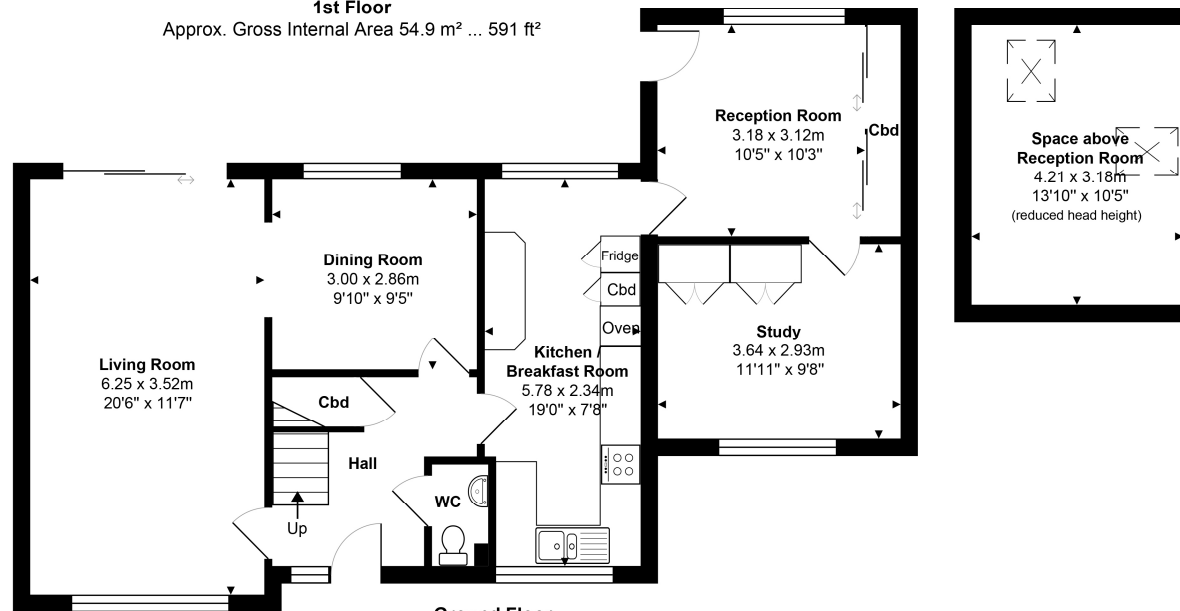
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.



1st Floor
Approx. Gross Internal Area 54.9 m² ... 591 ft²



Outbuilding
(not shown in true location / orientation)



Ground Floor
Approx. Gross Internal Area 78.6 m² ... 846 ft²

Total Approx. Gross Internal Area 133.5 m² ... 1437 ft² (excluding space above reception room and outbuilding)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

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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.