



**Chantries
& Pewleys**



Down Road
Merrow



INTRODUCING

21 Down Road

MERROW, GUILDFORD, SURREY,
GU1 2PY

Offered to the market with no onward chain is this semi-detached two bedroom Victorian cottage situated within minutes of the Merrow Downs. On the ground floor, the property offers a living room along with a kitchen and a shower room and access to the rear garden. Whilst on the first floor there are two double bedrooms. Outside there is a private rear garden and a garage.



2 BEDROOMS



LIVING ROOM



GARAGE



GARDEN

Tenure: Freehold
Council Tax Band: D
EPC: E



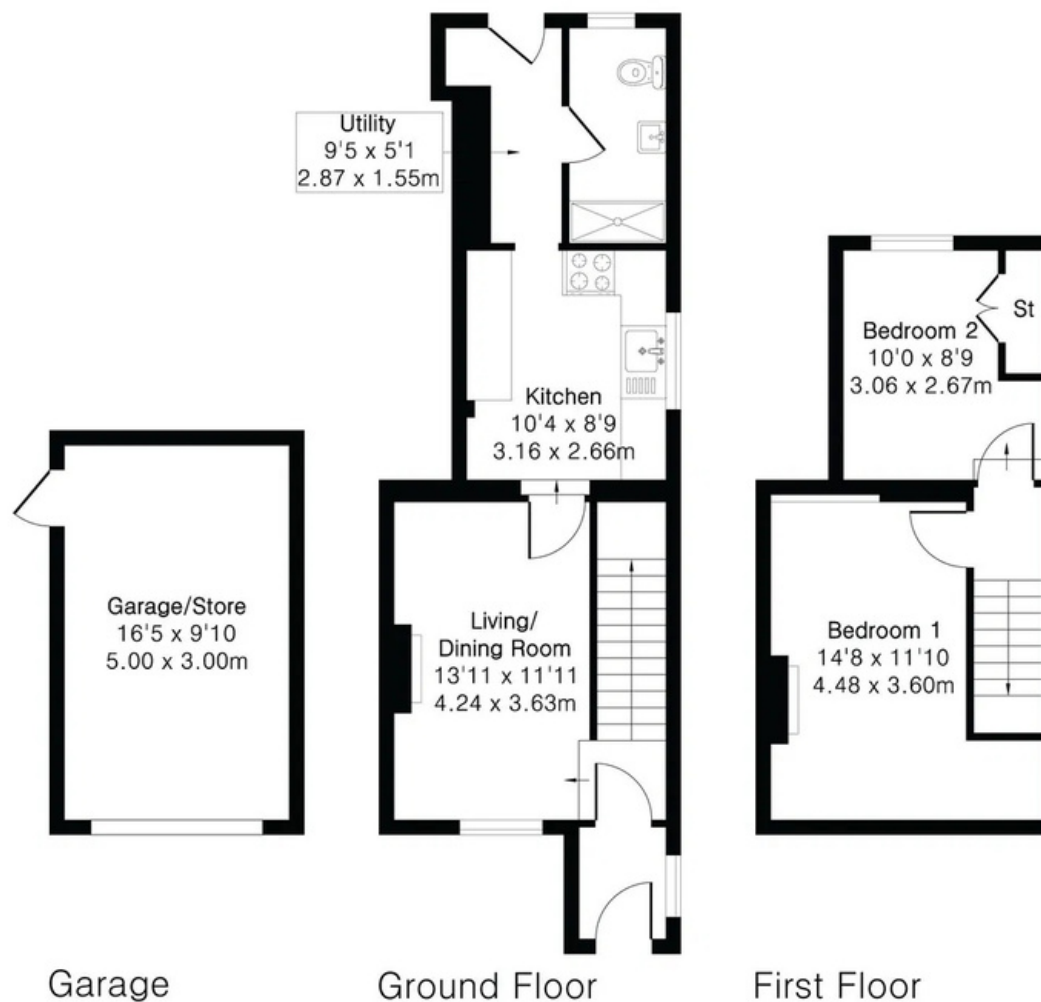


**Approximate Gross Internal Area 632 sq ft - 58 sq m
(Excluding Garage)**

Ground Floor Area 369 sq ft – 34 sq m

First Floor Area 263 sq ft – 24 sq m

Garage Area 161 sq ft – 15 sq m





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