



Chantries  
& Pewleys



Merrow Croft  
Merrow



INTRODUCING

# 21 MERROW CROFT

## GUILDFORD, SURREY, GU1 2XH

*This three-bedroom detached family home in Guildford offers a wealth of potential for those looking to put their own stamp on a property. Located in a quiet residential no through road, the property benefits from a detached double garage, off-street parking, and a large rear garden.*



**3 BEDROOMS**



**2 RECEPTION ROOMS**



**DRIVEWAY & GARAGE**



**MATURE REAR GARDEN**

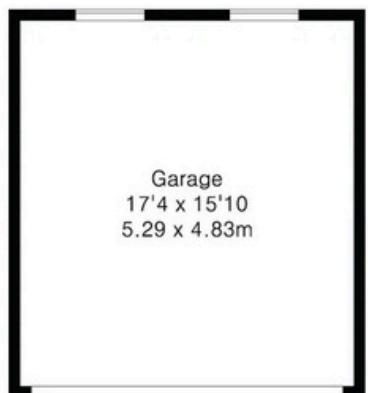
**Tenure: Freehold**

**Council Tax Band: F**

**EPC: D**







## Approximate Gross Internal Area 1691 sq ft - 158 sq m

Ground Floor Area 860 sq ft - 80 sq m

First Floor Area 556 sq ft - 52 sq m

Garage Area 275 sq ft - 26 sq m





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