



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£750,000

7, Oakley Dell
Guildford, GU4 7HJ

Brought to the market for the first time in over 30 years, an extremely well-maintained three bedroom detached property located in a quiet residential close, with just a small number of other properties, within this sought-after development, close to sought-after schools and local amenities. Available for sale with the benefit of no onward chain.

PROPERTY SUMMARY

A well-proportioned, three-bedroom detached family home benefits from two reception rooms, an en-suite to the main bedroom and a double-length garage. The property has the potential to convert to four bedrooms by re-configuring the master bedroom. 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 Simply Food. 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.



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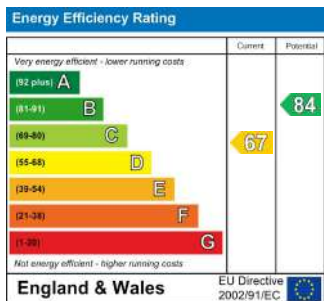






DIRECTIONS

From the centre of Merrow head east towards Clandon At the roundabout turn left on to Park Lane, then left again at the next roundabout into Kingfisher Drive. Take the 6th right in to Greenhill Gardens, and first right in to Oakley Dell.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX BAND
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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