



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£525,000

6, Oakley Dell
Guildford, GU4 7HJ

An extremely well presented 3 bedroom family home, with recently refitted kitchen is conveniently located in this peaceful residential cul-de-sac, within the popular Merrow Park development. There is further potential with this property to add a additional bedroom in the loft, subject to the usual consents.

PROPERTY SUMMARY

There are three bedrooms on the first floor, in addition to the modern family bathroom. on the ground floor there is a stylish kitchen/diner to the front with a reception room across the back of the property leading to the rear garden. A large storage cupboard and cloakroom are accessed from the hallway. Outside there is a pretty rear garden, adjacent garage and parking for at least three cars. 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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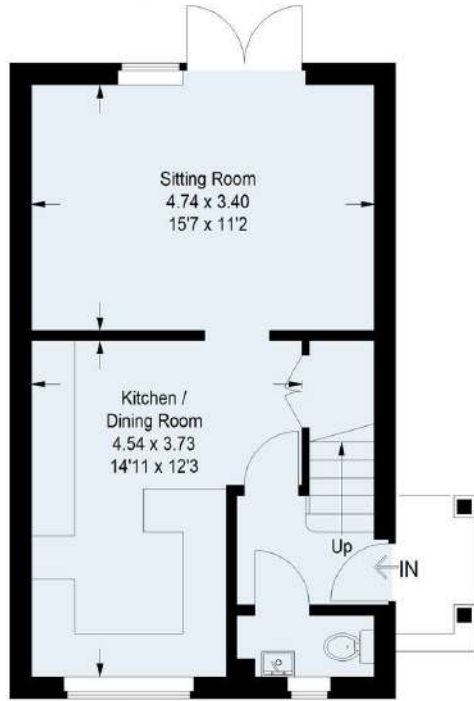


Oakley Dell, Merrow

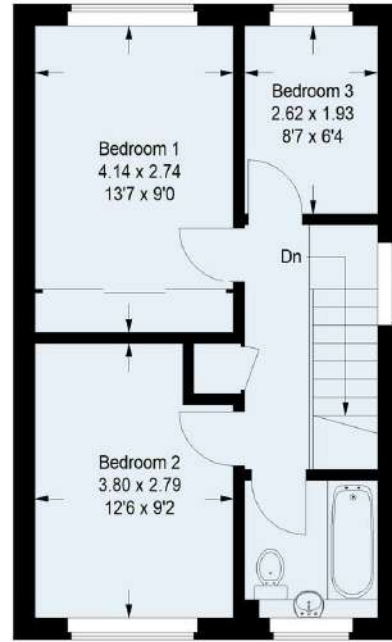
Approximate Gross Internal Area
 Ground Floor = 39.5 sq m / 425 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Garage In Block = 12.9 sq m / 139 sq ft
 Total = 91.3 sq m / 983 sq ft



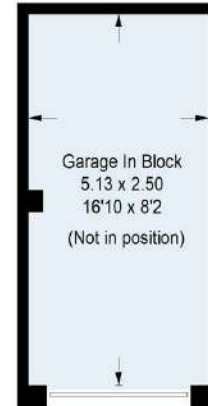
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



First Floor

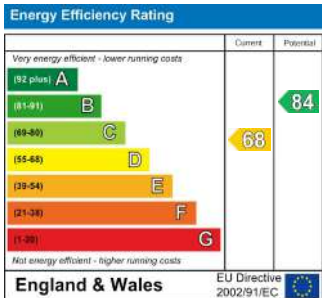


Garage In Block
 5.13 x 2.50
 16'10 x 8'2
 (Not in position)



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. Number 6 can be found towards the end of the road.



TENURE
 Freehold

VIEWINGS
 By prior appointment only

LOCAL AUTHORITY
 Guildford Borough Council

COUNCIL TAX BAND
 E

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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