



**8 Merrow Chase,  
Guildford, Surrey, GU1 2RY**

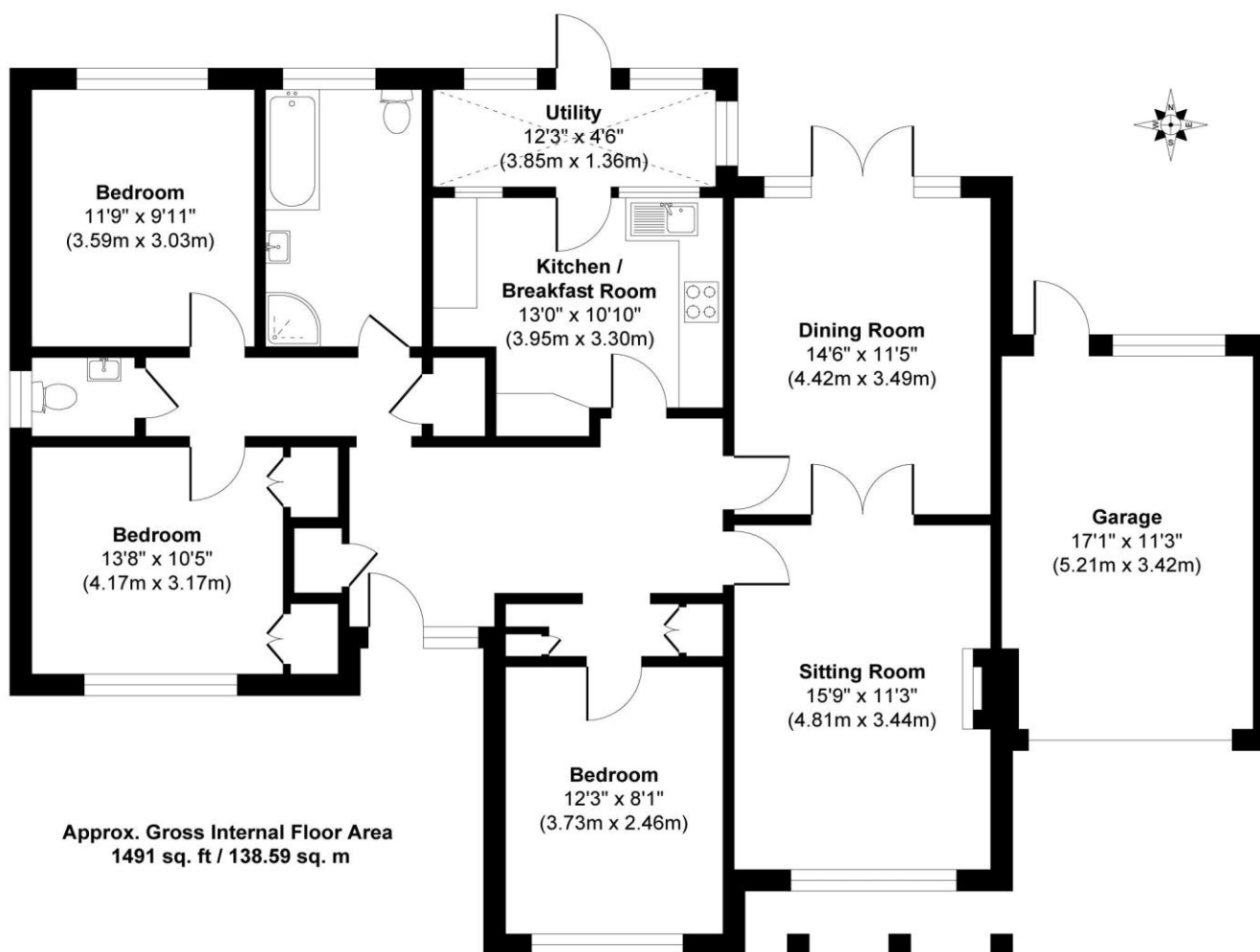
**£850,000 Freehold**

### Directions

From our offices in East Horsley proceed along the Ockham Road South to the junction with the A246 and turn right in the direction of Guildford. After about one mile proceed over the mini roundabout and continue along the A246 until you reach the first set of traffic lights. Carry on through these and the second set of traffic lights carrying onto the roundabout. Take the second exit and carry on along passing the pub on your left hand side and carry on for one mile where you will find Levylsden on your left hand side. Carry up Levylsden and take the first turning on your right and you will find number 8 on the right hand side.

### Local Authority

Guildford Borough Council: 01483 505050





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Conveniently located near local shops a spacious detached three bedroom bungalow which could be extended subject to planning permission.



**THE PROPERTY**

A spacious and immaculately presented detached bungalow situated in the much sought after Levysdene area of Merrow. The property which is offered for sale with vacant possession has well planned accommodation including a good size lounge, separate and good size dining room, well-appointed kitchen with utility area off, and three excellent bedrooms one of which could easily be utilised as a study come snug. There is a modern bathroom and a further cloakroom, whilst outside there is ample parking, an attached garage and delightful and secluded gardens. Similar properties close by have been extended into the roof area, which is also a possibility here subject to the usual consents. Situated in Merrow Chase just off Levysdene the bungalow is convenient for the excellent local shops in Merrow Village and bus connections to the centre of Guildford. Council Tax Band F.

