



93 Uplands Road, Merrow, Surrey GU1 2RW

Price £795,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

An exceptionally light, spacious & well presented 3 double bedroom family home with double garage & large south facing terrace situated in a quiet, sought after development on the borders of Merrow & Guildford. Ground floor accommodation comprises an entrance hall, a large dual aspect kitchen/breakfast room with an excellent range of units to include fully integrated appliances & a breakfast bar open plan to a dining area with double doors leading out to a small covered terrace. There's a separate utility area, storage & wc, & an integral door leading into a large double garage. The 1st floor offers a very large dual aspect sitting room with sky lights all across the far end & double doors leading out to a great size private terrace (over the garage), with ample space for table & chairs, BBQ etc. There is plenty of space for a study at the other end of this room. There is also a double bedroom with fitted wardrobes & a bathroom with bath & wall mounted shower on this level. A further staircase leads up to the 2nd floor, which offers a principal bedroom suite with double bedroom, walk-in wardrobe & ensuite shower room & a further large double bedroom. The property is situated within a few yards of a well established communal green (which boasts a small children's playground, numerous benches & visitors parking spaces to the sides) & within a minute's walk of Merrow Downs, which is ideal for dog walking etc. Situated within a 5 minute drive of both Merrow village & Guildford town centre. Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. After approx. 2 miles at the top of the hill, turn left into Trodds Lane towards Merrow. Follow this road to the end. At the roundabout, turn left onto the Epsom Road towards Guildford. Continue straight on for just under a 1 mile, turning left at the large set of traffic lights into Uplands Road. As you reach the green, follow the road round to the left, then right, then right again (still following the green) where you will then find the side of No. 93 in front of you.

Situation :

Situated between Merrow & Guildford, this property is conveniently located within circa 1 mile of the historic City of Guildford, which offers an extensive range of recreational and cultural amenities, including the Surrey Sports Park & Spectrum Sports Centre, Yvonne Arnaud Theatre, Electric Theatre and G Live as well as a fast mainline station into Waterloo (circa 35 mins). There are a selection of shops, pubs and restaurants in Merrow village & an excellent range of both state and independent schools including George Abbot and St Peters, all within a mile. It also provides easy access to the A3, M25 & London & the surrounding Surrey Hills (an Area of Outstanding Natural Beauty) which is ideal for walking and cycling.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax - Guildford Borough Council - Band F £3293.81 per annum (2024-25)

All Mains Services

Service Charge £115 per calendar month (2024-25)

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA

GROUND FLOOR = 404 SQ FT/38 SQ M

FIRST FLOOR = 656 SQ FT/61 SQ M

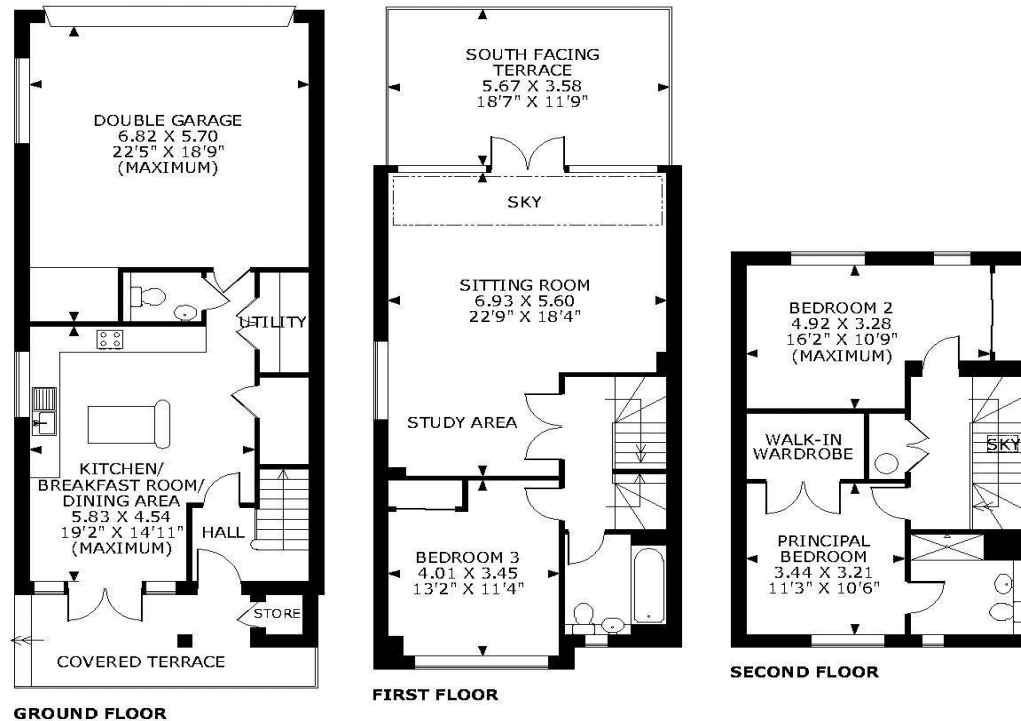
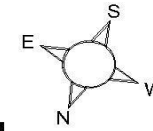
SECOND FLOOR = 495 SQ FT/46 SQ M

TOTAL = 1555 SQ FT/145 SQ M

DOUBLE GARAGE = 363 SQ FT/34 SQ M

SOUTH FACING TERRACE EXTERNAL AREA = 218 SQ FT/20 SQ M

QUOTED AREA EXCLUDES 'STORE'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm

nicola@terracotta.co.uk

www.terracotta.co.uk