



28 Banders Rise, Merrow
Guildford, Surrey GU1 2SN



An exceptionally well presented 3 bedroom semi-detached family home conveniently situated within easy reach of the amenities in Merrow Village, and within the catchment for popular local schools including George Abbot and St. Peter's Catholic School.





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Entrance Hall - Lounge - Fabulous Kitchen/Dining Room with Bi-Fold Doors - Large Utility Room - Downstairs WC - 3 Good Sized Bedrooms - Modern Bathroom - Detached Garage/Gym - 60' South-West Facing Rear Gardens

We are delighted to bring to market this well presented 3 bedroom family home which has been the subject of a comprehensive programme of modernisation and updating in recent years to deliver a turn-key home for the next owner.

The entrance hall has ample storage and wood flooring which also flows through to the kitchen/dining. The lounge has a wide bay window overlooking the garden and a focal point fireplace complete with log burning stove. The kitchen has been comprehensively fitted out with Shaker style units with wood effect work tops and a useful breakfast bar, before the dining area which has direct access to the garden via bi-fold doors. Beyond the kitchen is a large utility room and a guest cloakroom.

On the first floor, there are 3 well proportioned bedrooms, two of which have built-in wardrobe/cupboards, served by a modern fully tiled family bathroom with shower and screen over the bath.

The rear gardens enjoy a sunny South-Westerly aspect and have been landscaped with a sun terrace and pathway which dissects the lawns, all of which are enclosed with panel fencing. There is a useful timber store to the rear of the house ideal for bikes, tools and garden furniture. Within the garden is a side access door to the detached garage (access by car from the rear) which has been converted into a home gym, but would also make for an excellent Work From Home Office/Studio, if so desired.

The property is located only 500 yards from the Merrow shops and restaurants, where there is also a M&S Simply Food shop and The Horse & Groom PH. Merrow Downs and Guildford Golf Club are also close to hand, with the historic Town Centre of Guildford only 1.5 miles distant. The Spectrum leisure complex offering a variety of activities is within 2 miles, and access onto the A3 northbound carriageway leading to London and the M25 interchange is just 3 miles away on the outskirts of Burpham Village.
Tenure: Freehold. Guildford Borough Council Band C.



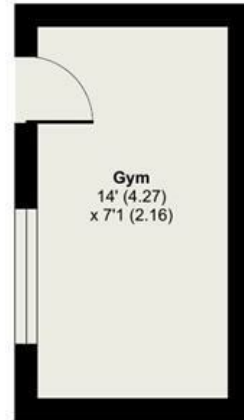
Approximate Area = 1050 sq ft / 97.5 sq m

Outbuilding = 100 sq ft / 9.2 sq m

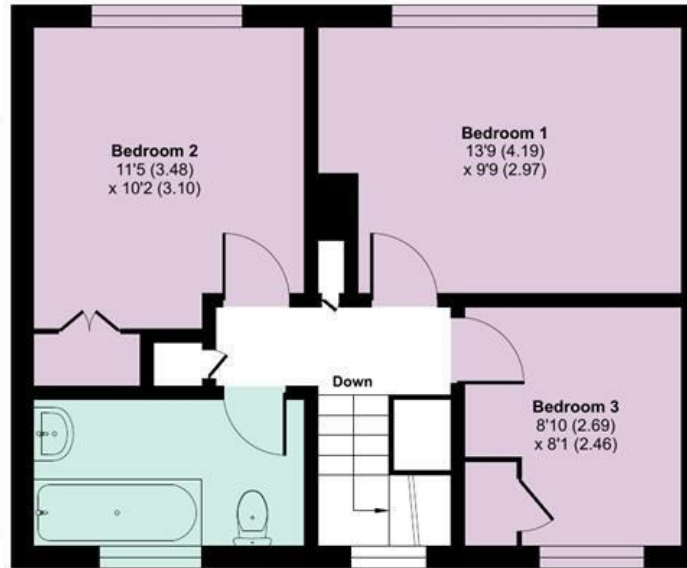
Store = 37 sq ft / 3.4 sq m

Total = 1187 sq ft / 110.1 sq m

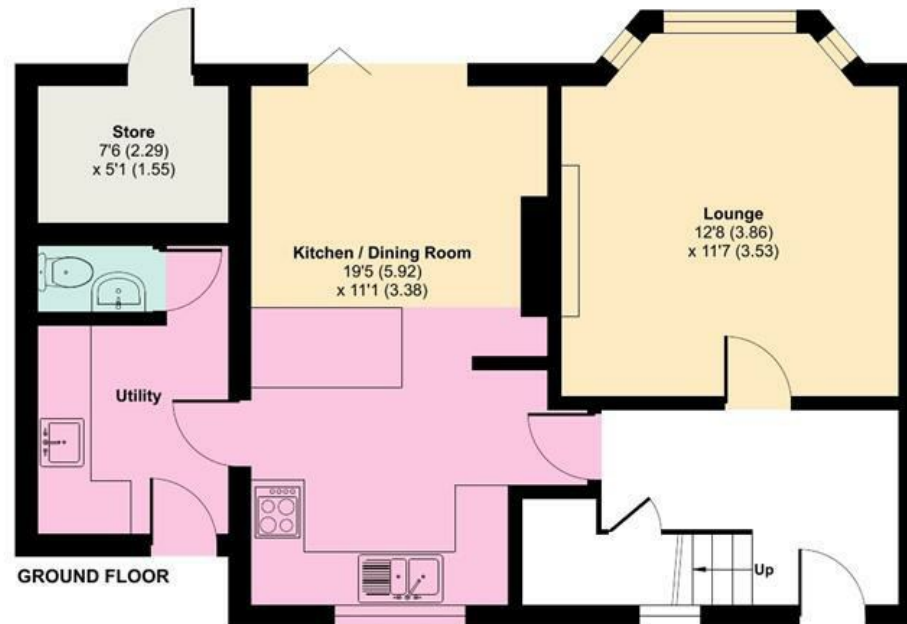
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR





DIRECTIONS

Heading towards Guildford from the East (Leatherhead/Clandon direction) proceed along the A25 into Merrow passing the Horse & Groom PH on the left, and the Merrow shops on the right, turn right at the traffic lights into Bushy Hill Drive. Take the 4th turning on the right into Sheeplands Avenue, and continue around the left hand bend, where the turning to Banders Rise will be found on the left. The property will be found 3rd on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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