



6 Kingswood Close, Merrow
Guildford, Surrey GU1 2SD

W & S

Tel| 01483 284 141

Email| enquiries@willsandsmerdon.co.uk

Web| willsandsmerdon.co.uk



A spacious 4 bedroom detached family home in a tranquil residential close, conveniently situated within just a 200 yard stroll of the amenities in Merrow Village, and within the catchment for popular local schools including George Abbot and St. Peter's Catholic School.





6 Kingswood Close, Merrow Guildford, Surrey

We are delighted to bring to market this spacious 4 bedroom detached family home for the first time in 24 years. Built approx 50 years ago, throughout the house is a signature of light to all areas from the large double glazed windows, as well as cascading light to the rear extension with a pair of skylight windows.

Once over the threshold, the reception hall provides access to all the principal day spaces of the home. The lounge with fabulous picture window and focal point Adam fireplace, flows via double doors to the dining room, which has direct access to the rear gardens and connects directly with the kitchen. The kitchen is fitted with a range of Ash fronted units, trimmed with brushed steel handles and granite worktops, with a breakfast bar and direct access into the large utility/boot room, ideal for muddy paws! The ground floor spaces are completed with a modern shower room directly from the reception hall.

On the first floor there are 4 well proportioned bedrooms served by a modern family bathroom with shower above the bath.

Set beyond a long block paved driveway, which provides ample visitor parking, is a detached garage which has useful through-access into the rear gardens. To the rear of the house is a paved terrace with a stepping stone pathway dissecting the lawn to an additional two raised sun terraces and an ornamental pond with cascading water feature, all enclosed with fenced boundaries. Timber garden shed.

The property is located only 200 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 F. All main services



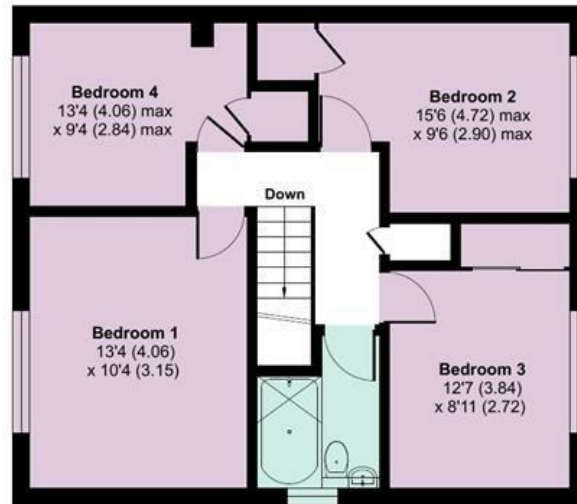


Approximate Area = 1394 sq ft / 129.5 sq m

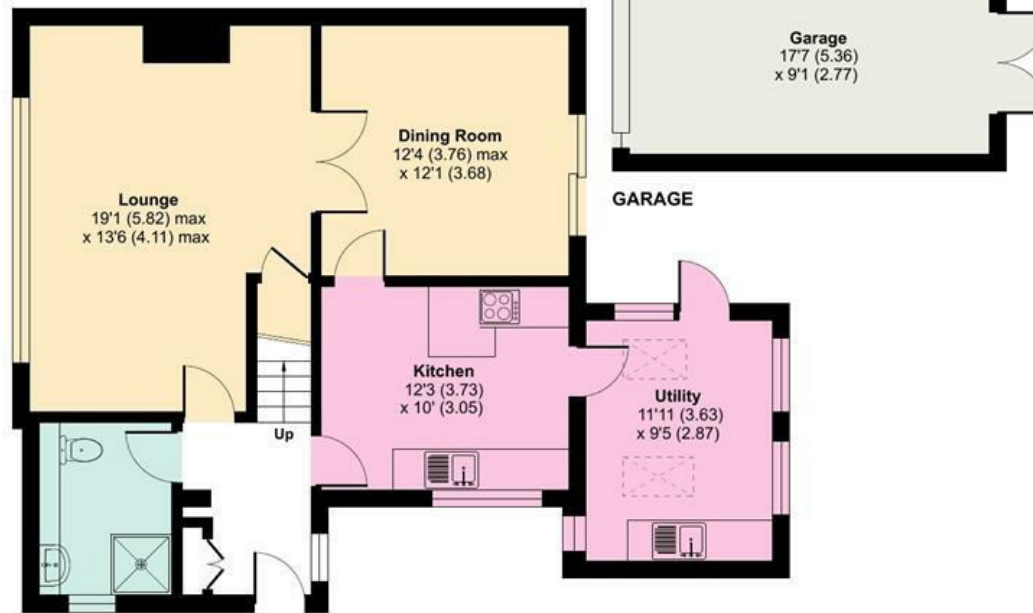
Garage = 159 sq ft / 14.7 sq m

Total = 1553 sq ft / 144.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Wills and Smerdon. REF: 1108512



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 first turning on the left into Kingswood Close, bearing right, where the driveway will be found on the right.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

6 Station Parade, East Horsley, Surrey, KT24 6QN

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