

# 58 DOWNN ROAD

Merrow

BLEAK COTTAGES



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

- Two double bedrooms
- Two separate reception rooms
- Kitchen with direct access to rear
- Ground floor shower room
- First floor bathroom
- Scope for updating and improvement
- Rear garden
- No onward chain
- Catchment for well-regarded local schools
- Immediate access to Merrow Downs and countryside walks

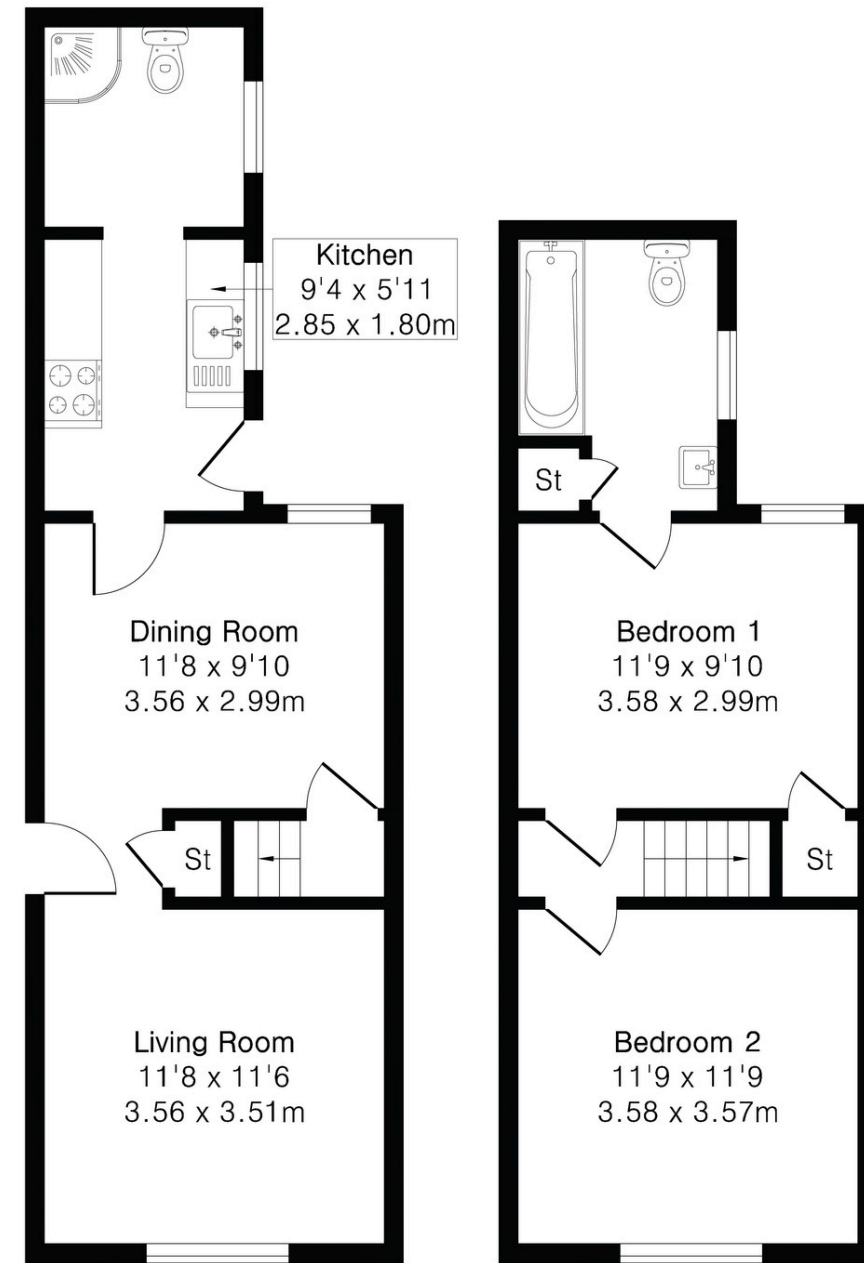
Tenure: Freehold. Council Tax Band: D. EPC: D



**Approximate Gross Internal Area 764 sq ft - 71 sq m**

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 357 sq ft – 33 sq m



Ground Floor

First Floor

"Spending time here, the setting is what stays with you. Being right on the edge of Merrow Downs changes how the house feels day to day – it's not just a residential street, you've got open space and walking routes almost on your doorstep. Inside, the layout is simple and traditional, with two reception rooms that give flexibility depending on how you want to live. It's clear the house would benefit from updating, but that's also where the opportunity sits – there's room to make considered changes and add value over time. For the right buyer, this is about position and potential. A house you can shape, in a location that's hard to replicate."

James Boyden - Chantries & Pewleys

The ground floor is arranged with two separate reception rooms, offering clear definition between living and dining space. The front sitting room centres around a window overlooking the street, while the dining room sits behind, linking through to the kitchen. The kitchen sits to the rear, fitted with a range of units and work surfaces, with direct access through to a ground floor shower room. As it stands, the space is functional, though it also presents a clear opportunity for reconfiguration to better connect with the dining room or garden.

Upstairs, there are two double bedrooms. The main bedroom sits to the front, with the second bedroom overlooking the rear. Both rooms offer straightforward proportions and flexibility of use. A family bathroom is positioned off the second bedroom. Outside, there is a mature garden with patio leading to lawn and mixed borders.



 Chantries & Pewleys

01483 347100

[Merrow@chantriesandpewleys.com](mailto:Merrow@chantriesandpewleys.com)

249 Epsom Rd, Merrow, Guildford GU1 2RE