

37 LONG DYKE

Merrow



**Chantries
& Pewleys**

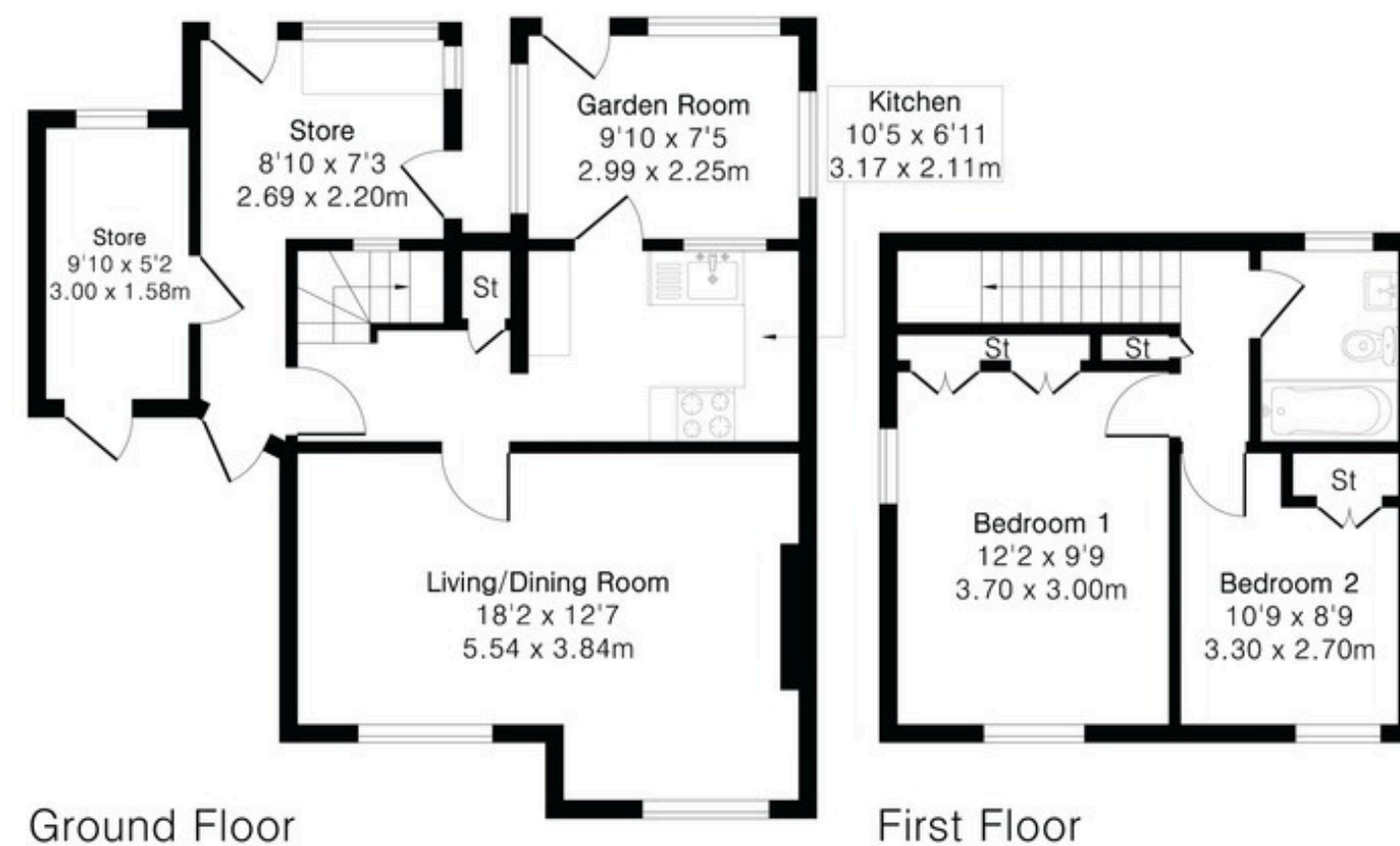
ESTATE AGENTS



Approximate Gross Internal Area 869 sq ft - 81 sq m

Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 312 sq ft – 29 sq m



AT A GLANCE

- Two bedroom semi-detached home
- Good-sized rear garden with mature planting
- Living and dining room
- Separate fitted kitchen adjacent to garden room
- Family bathroom on the first floor
- Useful good-sized enclosed store areas
- Driveway parking
- Potential to extend, subject to the necessary consents
- Close to well-regarded local schools
- Established residential setting

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



FROM THE AGENT

"The rear garden is a real feature here, creating a green outlook from the house and offering plenty of room to enjoy now while leaving scope to consider future extension potential, subject to planning. Its position close to well-regarded schools also adds to its long-term appeal."

James

James Boyden
Branch Manager



GROUND FLOOR

The principal reception room extends through sitting and dining areas, creating a flexible space that works equally well for everyday living and entertaining. A wide front window draws in natural light, and a feature fireplace provides a focal point within the seating area.

The kitchen is arranged in a practical U-shaped layout with fitted cabinetry and work surfaces on three sides, making good use of the available space. A door leads through to a garden room/store, providing additional flexibility for utilities, informal seating or storage, while maintaining a strong visual connection with the rear garden..



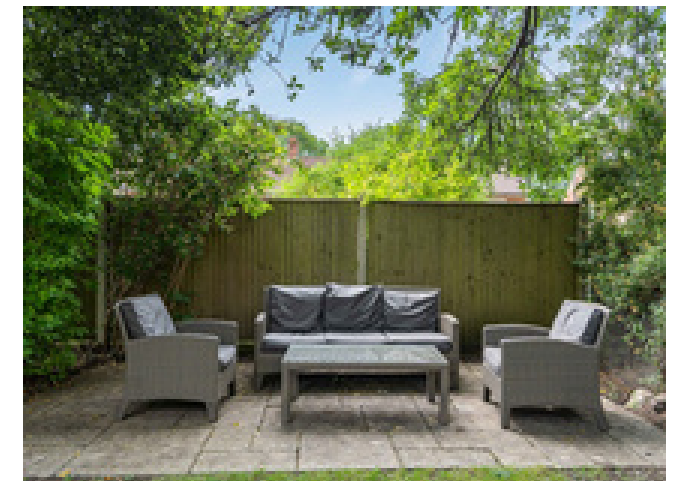
BEDROOMS & BATHROOM

The first floor provides two bedrooms, including a generous principal bedroom with fitted wardrobes and dual aspects. A further bedroom offers versatility for family life, guests or home working. These are served by a family bathroom fitted with a bath and overhead shower, wash basin and WC.



GARDEN & SETTING

The rear garden is one of the property's defining features. Mature trees and established planting create a private backdrop, while the depth of the plot provides space for three seating areas, recreation and gardening. It also offers potential for future extension, subject to obtaining the necessary planning permissions. To the front, a driveway provides off-road parking and leads to the side of the property. Additionally there is a useful good-sized enclosed storage area adjoining the house, for recreational/garden equipment.





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