

# 134 EPSOM ROAD

Merrow



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

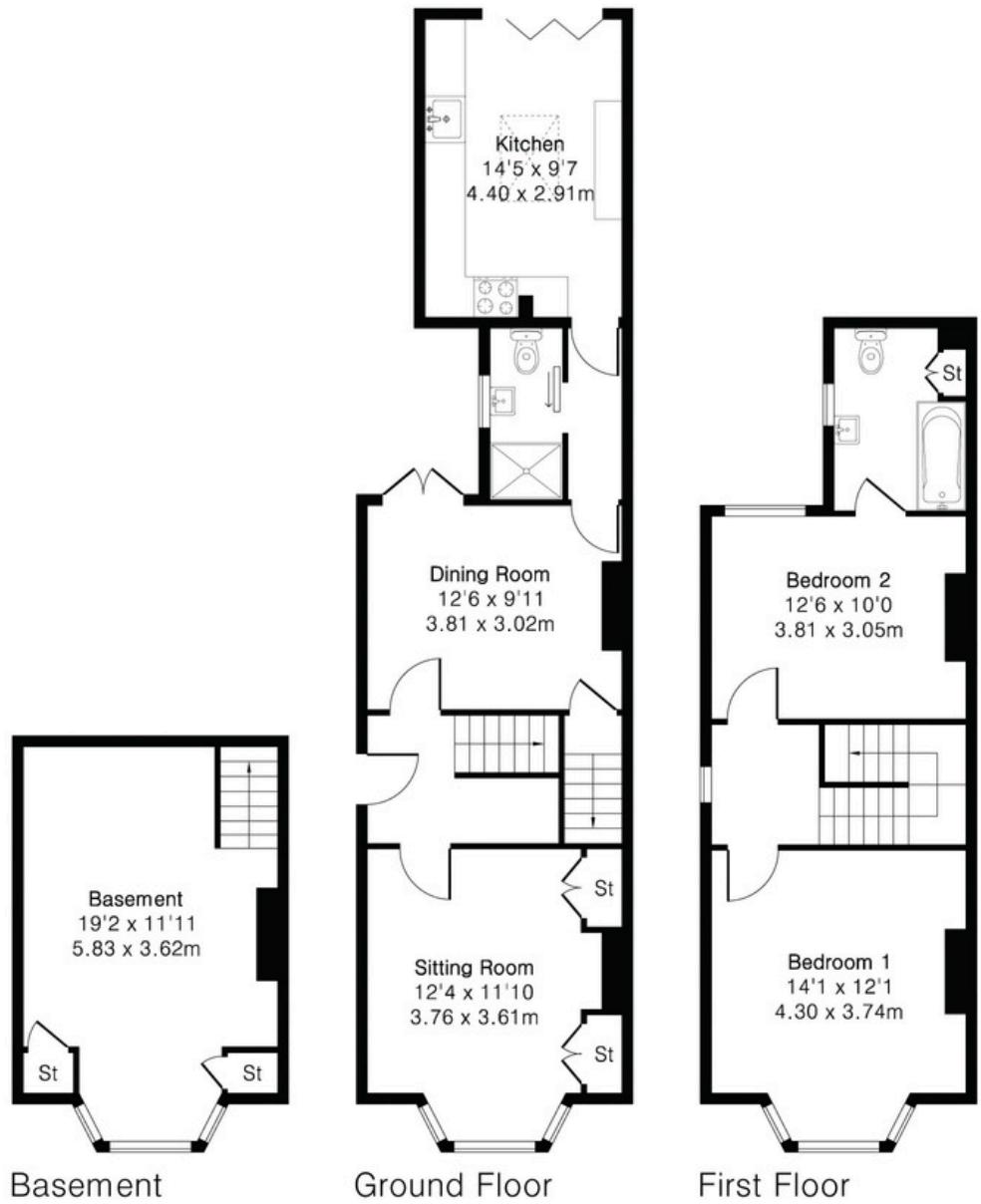
- Sitting room
- Dining room
- Kitchen
- Basement
- Two bedrooms
- Family bathroom
- Shower room
- Rear garden with shed



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

## Approximate Gross Internal Area 1199 sq ft - 111 sq m

Basement Area 221 sq ft - 20 sq m  
 Ground Floor Area 561 sq ft - 52 sq m  
 First Floor Area 417 sq ft - 39 sq m



# FROM THE AGENT

"What really struck me about this house is how well the space has been thought through — the proportions work beautifully, and the basement adds genuine flexibility rather than just extra square footage."

James Boyden



# LIVING & ENTERTAINING

This attractive period house is immediately welcoming, with good proportions and a calm, cohesive feel throughout. The rooms are well balanced, which makes the house feel comfortable and easy to live in, while original features sit naturally alongside thoughtful modern updates.

The ground floor is arranged around two reception rooms. The sitting room sits to the front, with a bay window, fitted shelving and a fireplace that gives the room a clear focal point. The dining room works well as an everyday family space as well as somewhere to entertain, with space for a proper table and a sense of separation from the sitting room without feeling closed off. There is also a well fitted shower room/cloakroom.

The kitchen sits to the rear and has been carefully planned, with plenty of fitted storage, integrated appliances and good worktop space. Rooflights and glazed doors bring in excellent natural light and connect the space directly to the garden, making it a natural hub of the house.



# BEDROOMS & BATHROOMS



Upstairs, the first floor provides two well-proportioned bedrooms. The principal bedroom sits to the front, with a bay window and a calm, settled feel, while the second bedroom is a generous double. The family bathroom is smartly finished and offers excellent storage.



A real strength of the house is the basement level. This is a large, versatile space with its own sense of privacy and scale that adds flexibility to the layout.



# GARDEN & SETTING

Outside, the rear garden is neatly arranged and easy to manage, with a decked seating area stepping down to lawn and a useful shed to the rear. It feels private and enclosed, working well as an extension of the living space in warmer months.





 **Chantries & Pewleys**

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