

19 HOLFORD ROAD

Merrow



Chantryes
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Three-bedroom semi-detached home
- Opportunity to update throughout
- Potential to extend, subject to planning permission
- Sitting room overlooking the front garden
- Separate dining room with garden access
- Rear garden with mature boundaries
- Garage and private driveway
- Family bathroom
- Sought-after residential location
- Walking distance to several reputable schools and the Merrow Downs
- No onward chain

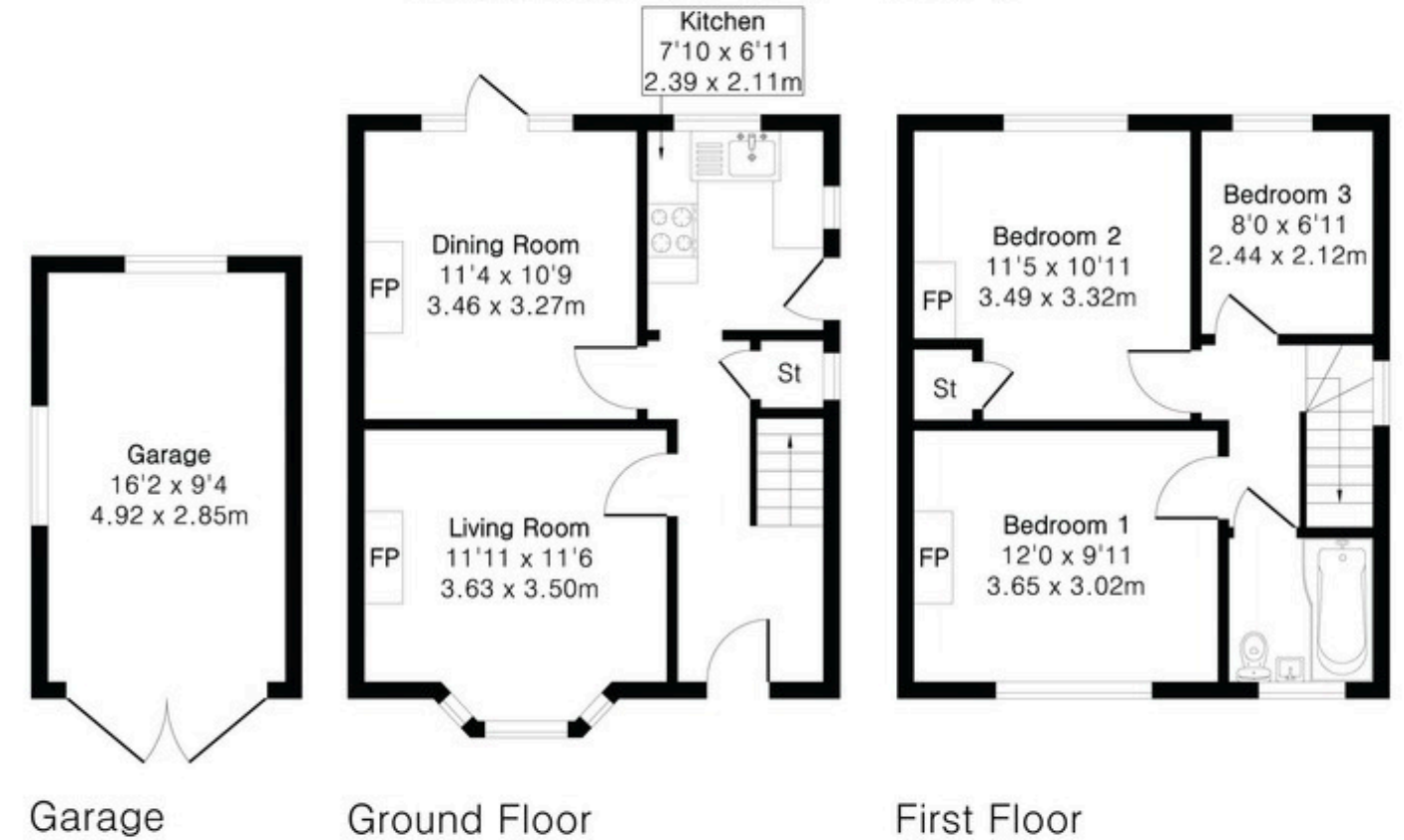
Tenure: Freehold. Council Tax Band: E EPC: D

**Approximate Gross Internal Area 794 sq ft - 73 sq m
(Excluding Garage)**

Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 393 sq ft – 36 sq m

Garage Area 151 sq ft – 14 sq m



FROM THE AGENT

"The position is one of the main strengths here. Set on the edge of the Merrow Downs with access to miles of open countryside for walking and cycling. The house also has plenty of scope for a new owner to modernise and make it their own, while the garden, garage and driveway provide a strong foundation for future plans."

Anthony Brown
Director



GROUND FLOOR

The accommodation is arranged with two separate reception rooms. The sitting room sits at the front of the house, with a wide bay window bringing in plenty of natural light and creating an attractive outlook over the front garden.

To the rear, the dining room enjoys a direct connection to the garden through French doors. This creates a natural link between inside and out during the warmer months and provides a flexible space for everyday dining or entertaining.

The kitchen overlooks the rear garden and is arranged with fitted units along two walls, providing practical workspace and storage. A door leads directly outside, making it convenient for day-to-day use and offering further scope for reconfiguration as part of any future extension.



KITCHEN & DINING

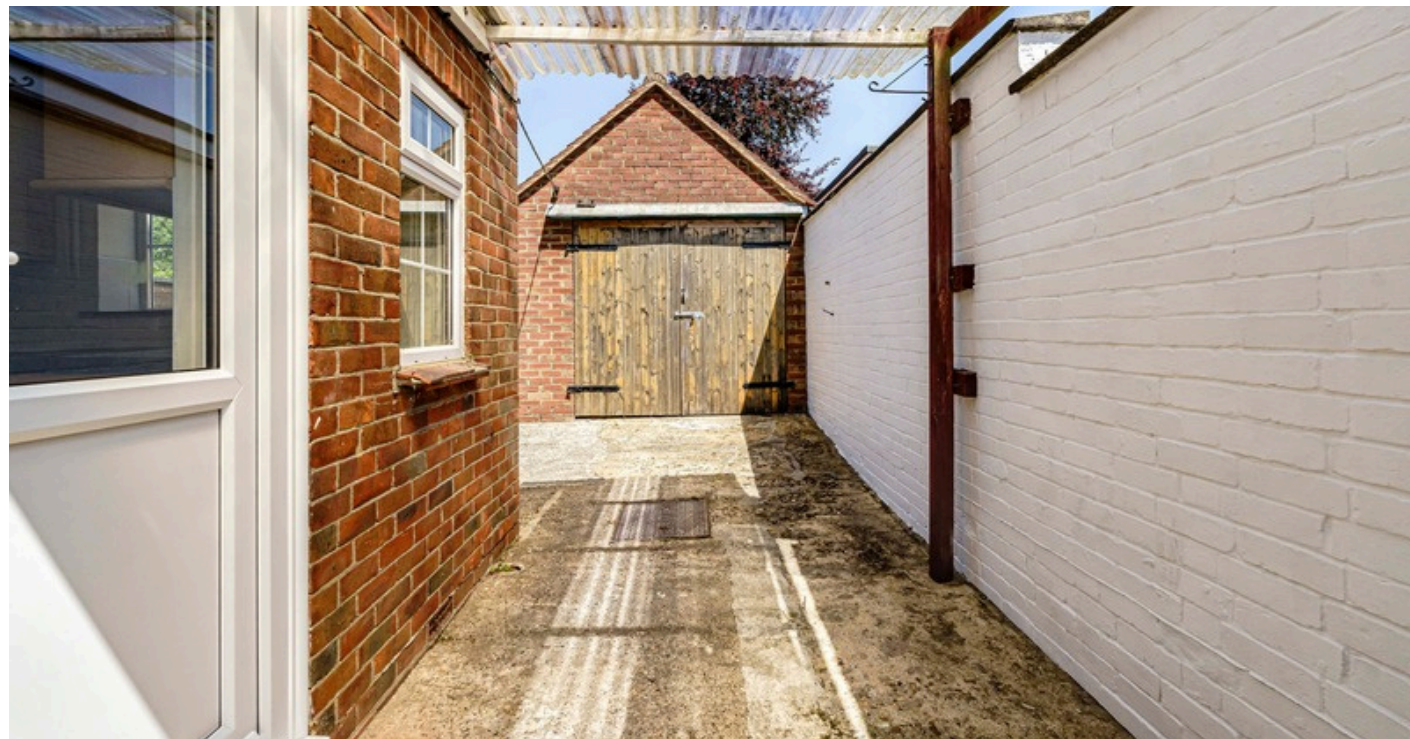


BEDROOMS & BATHROOMS

Upstairs are three bedrooms, including two comfortable doubles and a third single room that could also work well as a nursery or study. The family bathroom is fitted with a bath, wash basin and WC.



GARDEN & SETTING



The property is approached via a private driveway leading to a garage, providing off-road parking and useful storage. To the rear, the garden is a good size with plenty of room for landscaping or future enhancement. Mature boundaries provide a degree of privacy. The size of the plot also supports the property's potential for extension, subject to the usual planning permissions.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S and chemist. Schooling is excellent with several within walking distance including Merrow Infant School, Merrow Junior School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Merrow Downs and Guildford Golf Club are a short walk away, offering many miles of countryside, ideal for walking, running or cycling.

Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is close by linking to the M25 motorway, Gatwick and Heathrow Airports.



Chantries & Pewleys

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