



Chantries
& Pewleys



ROMANS CLOSE
BOXGROVE GARDENS



INTRODUCING

23 Romans Close

BOXGROVE GARDENS, GUILDFORD,
SURREY, GU1 2ST

Conveniently situated on the edge of Merrow Downs and within walking distance of a number of excellent schools, 23 Romans Close is a four-bedroom, end of terrace home. Owned by our clients since it was built in 2012, the property is immaculately presented throughout and offers light, bright and spacious accommodation arranged over three floors.



4 BEDROOMS



2 EN-SUITES & FAMILY BATHROOM



PRETTY REAR GARDEN



OFF STREET PARKING

Tenure: Freehold

Council Tax Band: F

EPC: C

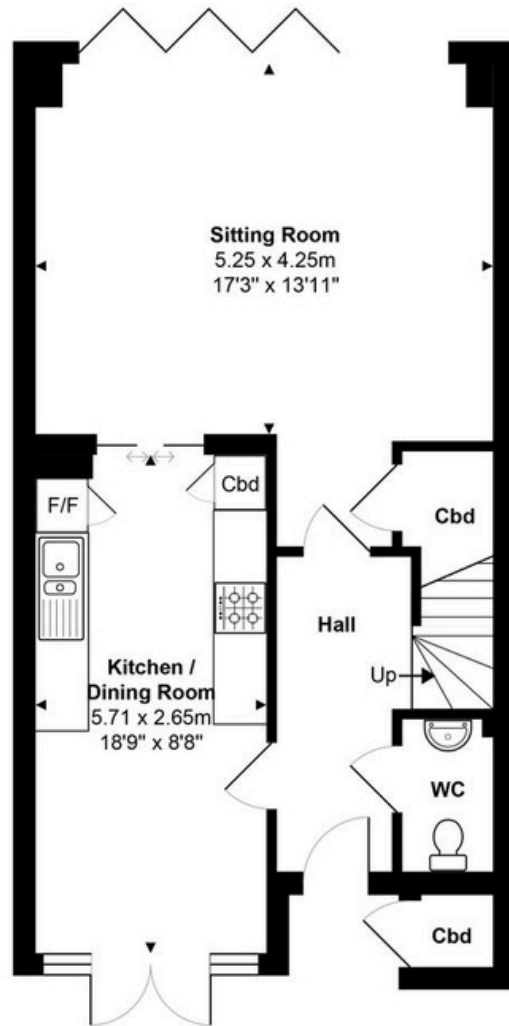
Service charge - £1,373.40 pa.



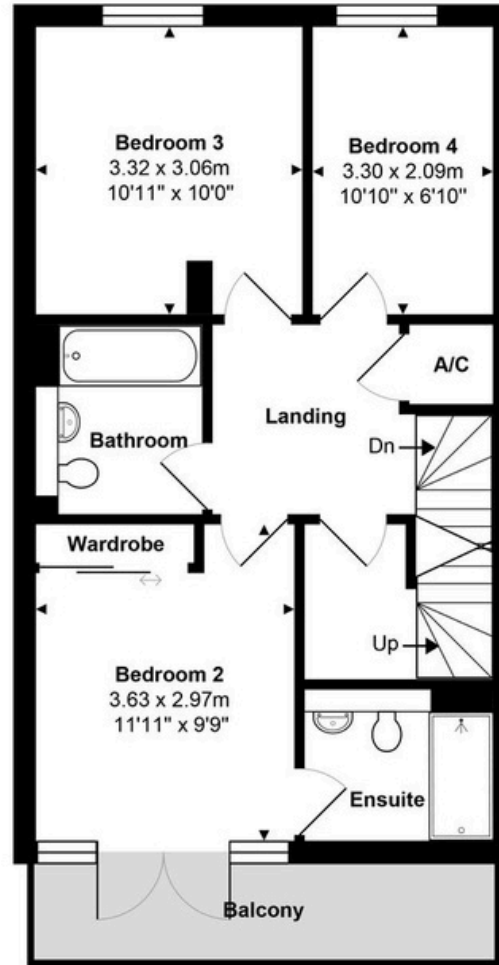








Ground Floor
Approx. Gross Internal Area 52.2 m² ... 562 ft²



1st Floor
Approx. Gross Internal Area 49.0 m² ... 528 ft²



2nd Floor
Approx. Gross Internal Area 38.3 m² ... 413 ft²

Total Approx. Gross Internal Area 139.5 m² ... 1502 ft² (excluding balcony)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



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01483 347100

Merrow@chantriesandpewleys.com

249 Epsom Rd, Merrow, Guildford GU1 2RE