



Merrow Chase, Guildford, Surrey, GU1 2RZ



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4 bedrooms
Living/dining room
Kitchen/breakfast room
Study/bedroom 5
Family bathroom
Shower room
Separate W.C.
Off street parking
Rear garden
Council tax band F
Tenure Freehold
EPC D

Lovely four-bedroom family home, close to Merrow Downs.

Conveniently situated within a short walk of several excellent schools, and on the edge of Guildford Golf Club and The Downs, this detached four-bedroom chalet bungalow offers versatile accommodation, arranged over two floors. Features of note include the large kitchen/breakfast room and the double-aspect living/dining room. The accommodation offers a good degree of versatility, with the two bedrooms on the ground floor easily doubling up as a study and a family room.

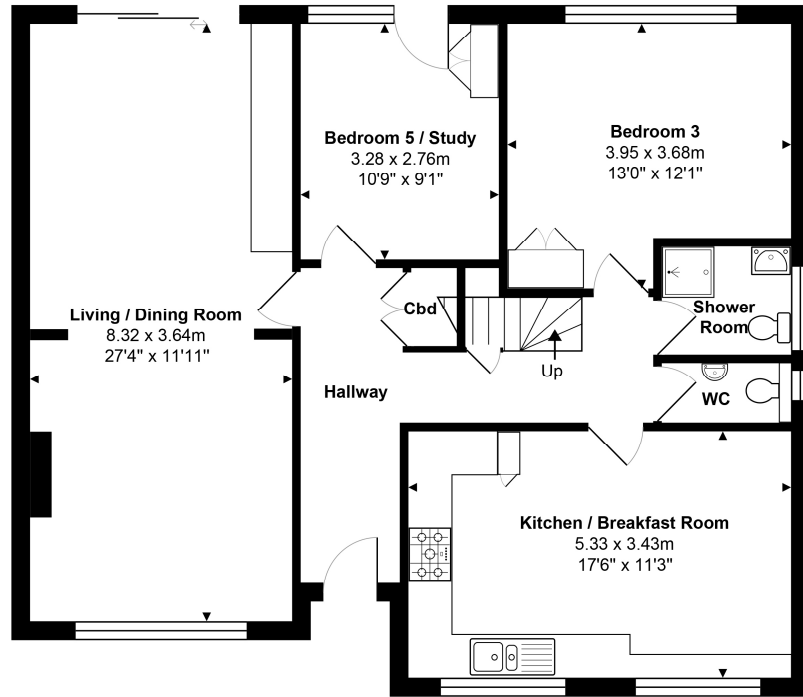
Outside, the rear garden offers a high degree of privacy and enjoy a sunny westerly aspect. Direct access to the Merrow Downs, and many miles of countryside walks and bike trails, is via a small path from Merrow Chase, just 50 yards away.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. 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 closeby linking to the M25 motorway, Gatwick and Heathrow Airports.

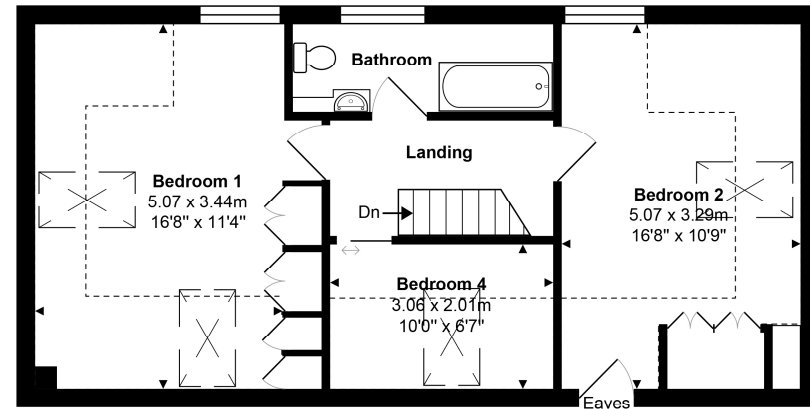






Ground Floor
 Approx. Gross Internal Area 91.8 m² ... 988 ft²

- Denotes reduced head height (below 1.5m)



1st Floor
 Approx. Gross Internal Area 54.1 m² ... 583 ft²

Total Approx. Gross Internal Area 145.9 m² ... 1570 ft² (includes reduced head height)

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



Chantryes & Pewleys

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.