

33 RECTORY CLOSE

Merrow



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Detached four-bedroom family home
- Sought-after cul-de-sac location
- Opportunity to update throughout
- Potential to extend, subject to the necessary consents
- Good-sized rear garden
- Dual aspect sitting room with garden access
- Kitchen with adjoining utility area
- Detached garage and driveway parking
- Catchment for several well-regarded schools
- No onward chain

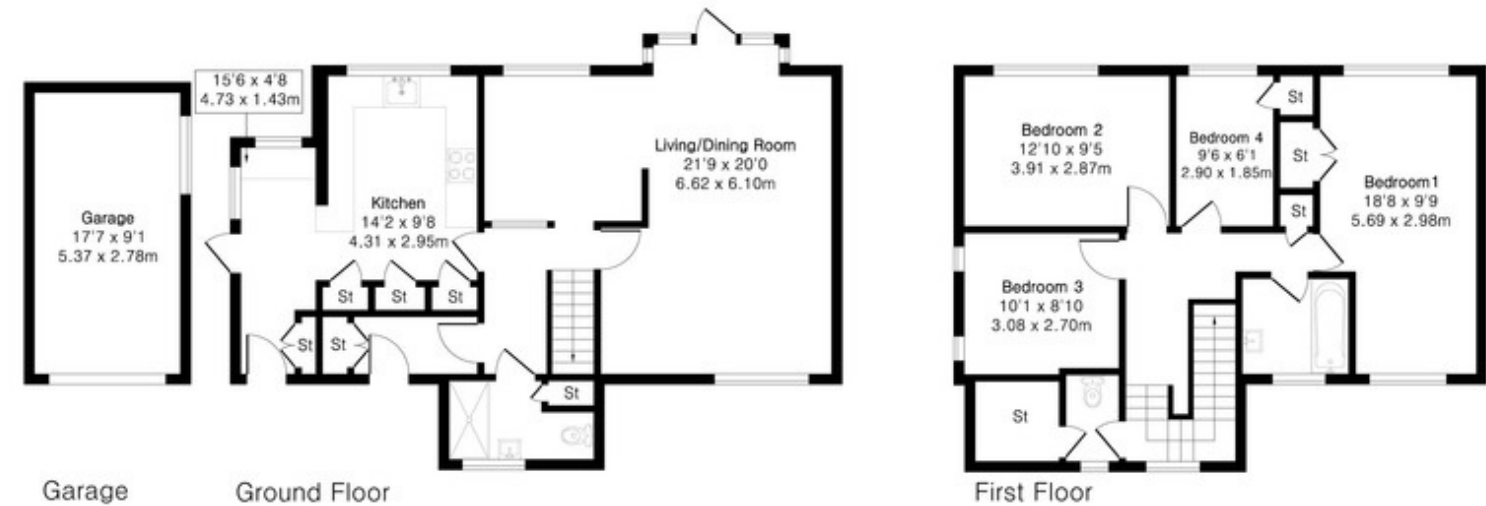
Tenure: Freehold. Council Tax Band: G. EPC: D

**Approximate Gross Internal Area 1418 sq ft - 132 sq m
(Excluding Garage)**

Ground Floor Area 731 sq ft - 68 sq m

First Floor Area 687 sq ft - 64 sq m

Garage Area 161 sq ft - 15 sq m



FROM THE AGENT

"The plot is what really sets this home apart. The rear garden gives the house plenty of room to grow, while the existing layout already offers generous living space with scope to modernise and adapt over time."

James

James Boyden
Branch Manager



NATURAL LIGHT

The main reception room is the standout space within the house. Running from front to back, it enjoys plenty of natural light and opens directly onto the rear garden creating an easy connection between inside and out during the warmer months. A fireplace provides a focal point, while the room offers ample flexibility for both seating and entertaining.

A separate dining area sits alongside, providing a dedicated space for family meals or more formal occasions. Its position close to the kitchen also offers potential for buyers considering future alterations, subject to the necessary consents.





PRACTICAL KITCHEN

The kitchen is arranged with generous worktop space and a breakfast bar, overlooking the garden through large windows that bring in plenty of daylight. An adjoining utility area provides additional storage and space for appliances, with direct access outside, helping to keep day-to-day living practical and organised.



FIRST FLOOR

The first floor offers four bedrooms, including a particularly spacious principal bedroom with fitted wardrobes. Three further bedrooms provide flexibility for family life, guests or those working from home. The accommodation is served by a family bathroom and a separate shower room, offering a practical arrangement for busy households.





THE GARDEN



One of the property's strongest features is the rear garden. Mature trees and established planting create a private backdrop, while the generous plot offers plenty of space to enjoy now and potential to extend the house in the future, subject to the necessary planning consents.

To the front, a driveway provides off-road parking and leads to the detached garage, with further mature planting softening the approach to the property.





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