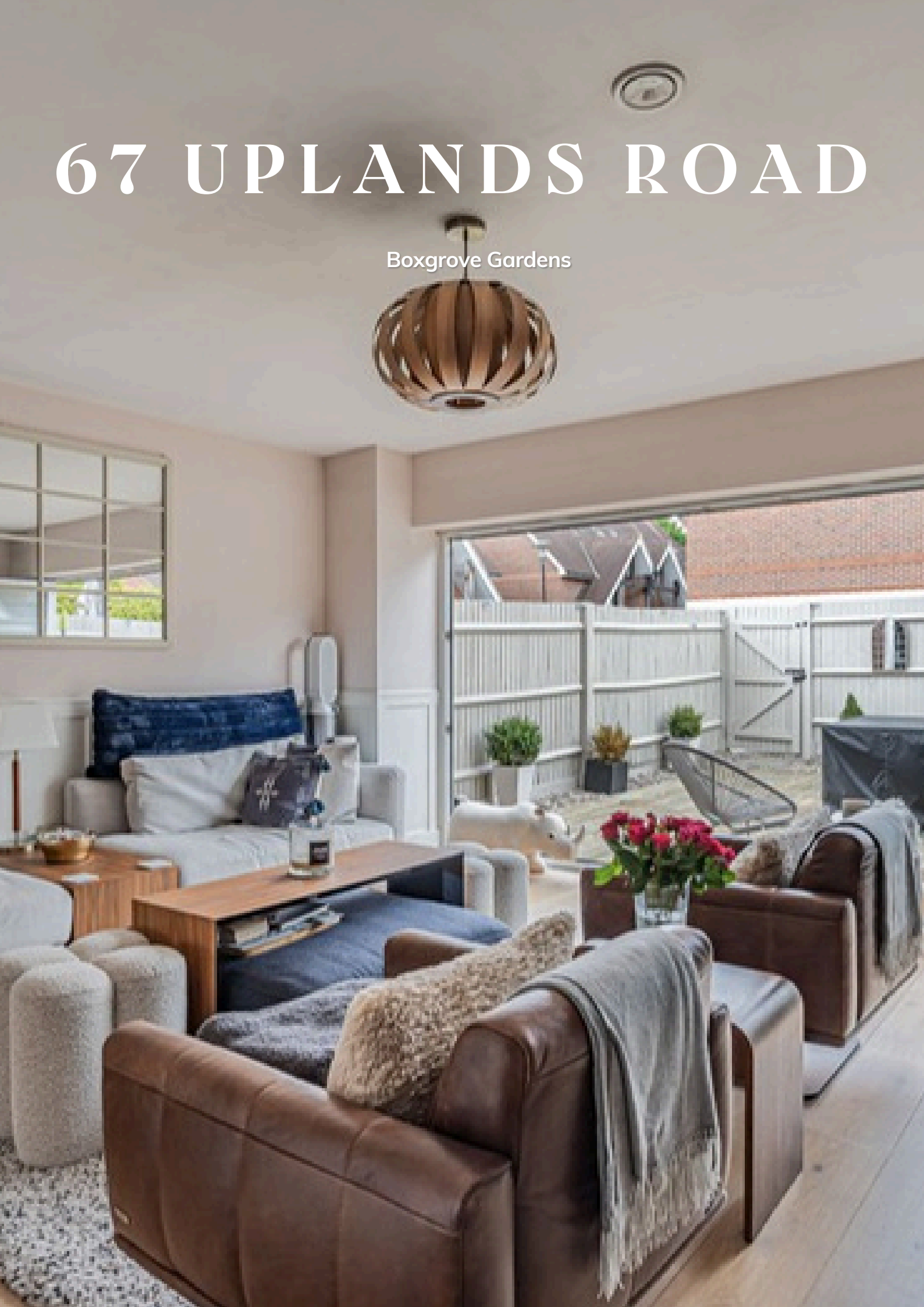


# 67 UPLANDS ROAD

Boxgrove Gardens





**Approximate Gross Internal Area 1529 sq ft - 141 sq m**

Ground Floor Area 570 sq ft – 52 sq m

First Floor Area 533 sq ft – 49 sq m

Second Floor Area 426 sq ft – 40 sq m



# AT A GLANCE

Four bedroom townhouse arranged over three floors

Re-fitted kitchen with contemporary cabinetry

Large rear sitting room with bi-fold doors onto the terrace

Principal bedroom suite occupying the top floor

Dressing room and en-suite shower room to the main bedroom

Second bedroom suite with balcony & en-suite

Flexible fourth bedroom/study

Two allocated off street parking spaces

Well-kept communal gardens with children's play area

Close to Merrow Downs and within catchment for several schools

Tenure: Freehold. Council Tax Band: F. EPC: C  
Service charge £1,300 per annum

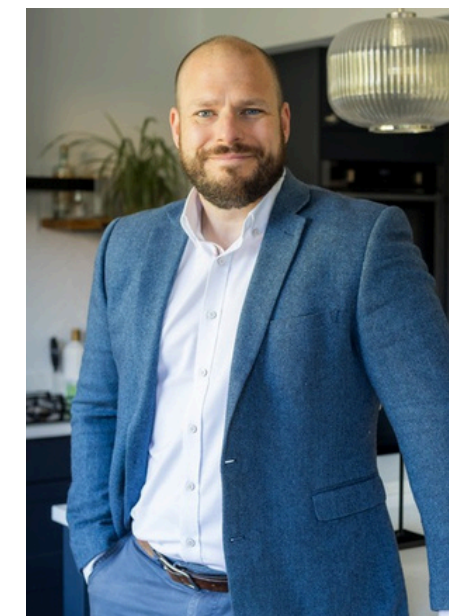
# FROM THE AGENT

"The house has been updated in a way that suits modern day living, with the ground floor centred around the connection between the sitting room and the courtyard garden. The full-width bi-fold doors bring in a lot of natural light and make the outside space feel like part of the main living area rather than separate from it.

The top floor principal suite also stands out, both for its scale and the addition of a dressing room and en-suite, creating a quieter space away from the rest of the house. The setting works particularly well for buyers wanting access to open countryside while still remaining well connected, with Merrow Downs nearby alongside local schools and day-to-day amenities."

*James*

James Boyden  
Branch Manager

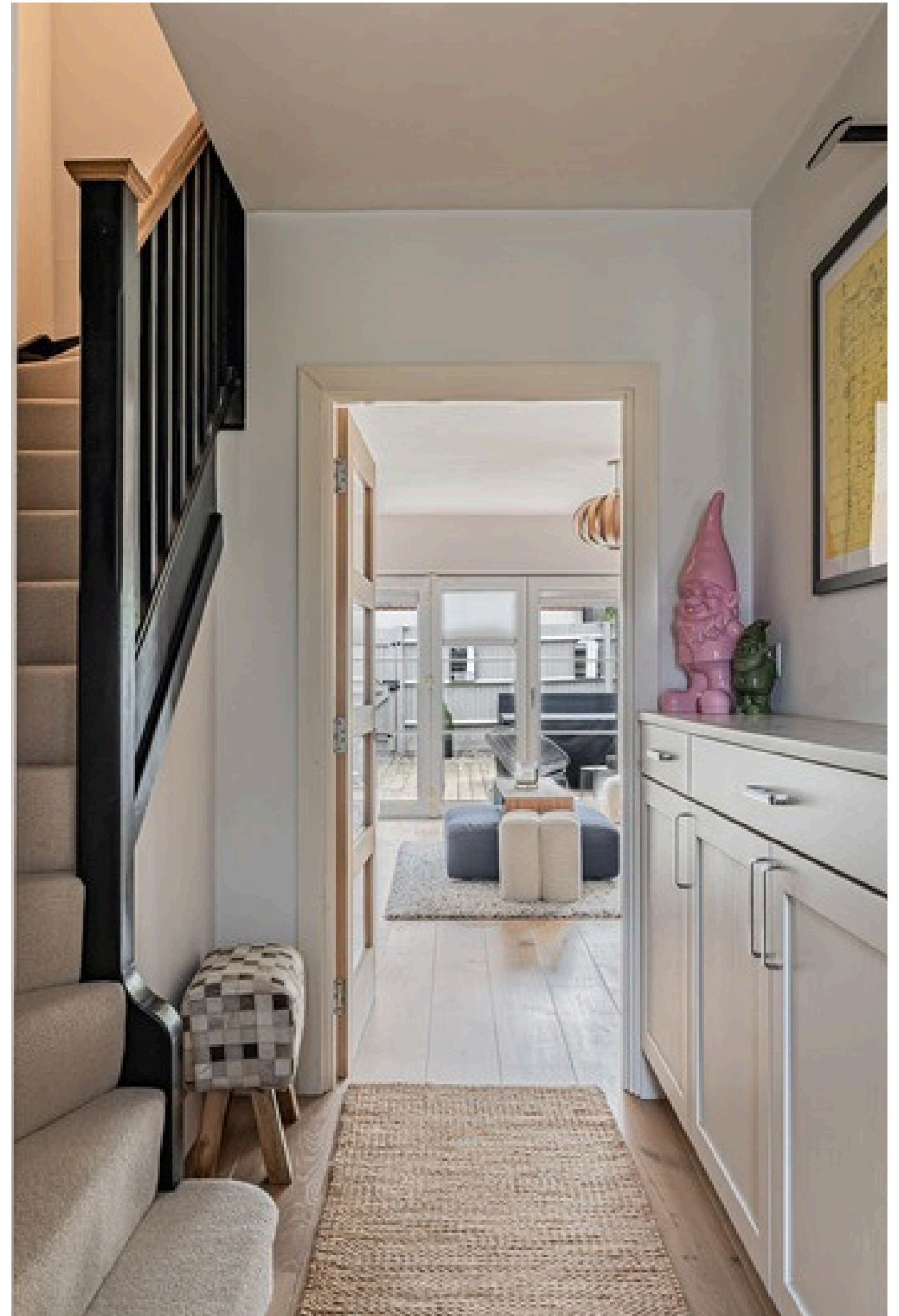


# SLEEK & CONTEMPORARY



The ground floor has been arranged around two main spaces, with the kitchen to the front of the house and the sitting room spanning the full width at the rear. The kitchen has been re-fitted with contemporary shaker-style cabinetry, contrasting lower units and integrated appliances. The layout works well day-to-day, with generous storage and uninterrupted work surfaces running along both sides of the room.

To the rear, the sitting room is clearly the focal point of the house. The scale of the room allows separate seating areas without feeling overcrowded, while the wide bi-fold doors open directly onto the courtyard and bring in a strong connection to the outside space. During warmer months, the doors can remain fully open, extending the living space naturally outdoors. A cloakroom and useful storage complete the ground floor.



# BEAUTIFUL INTERIORS

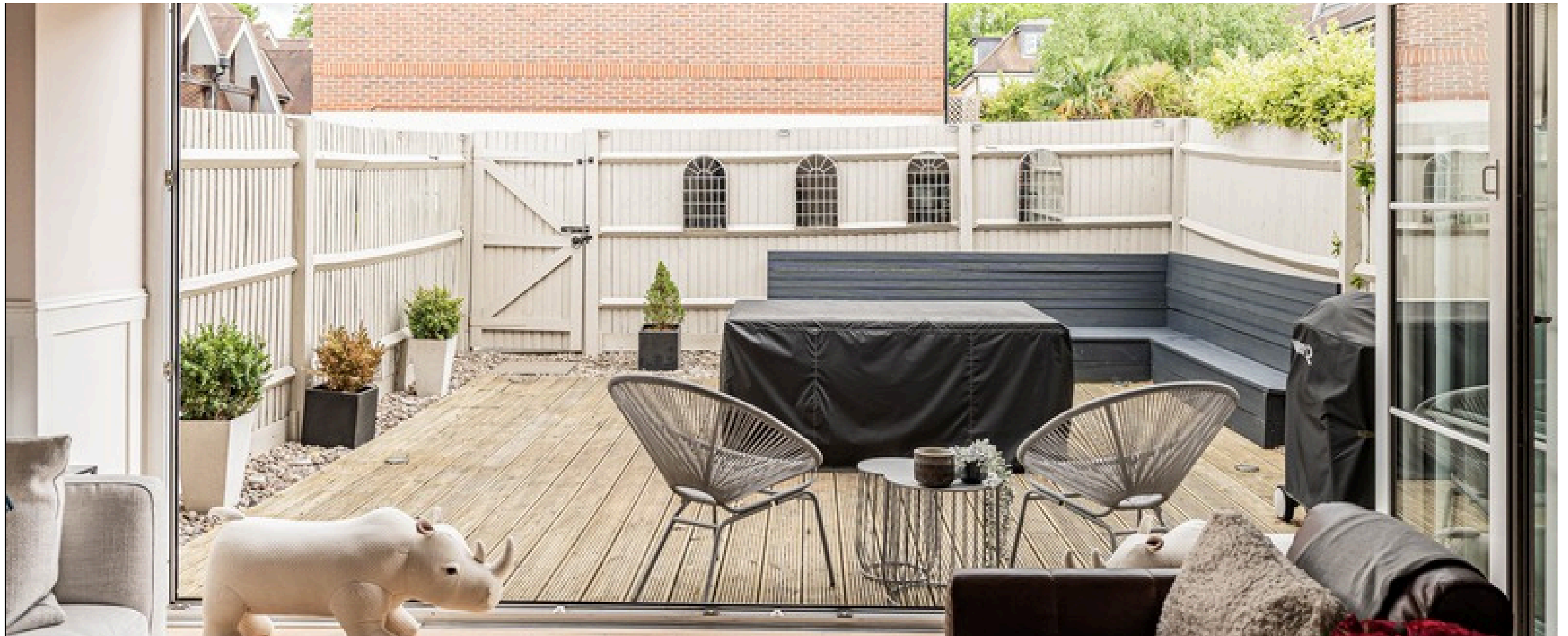


# FIRST & SECOND FLOORS

The first floor provides three bedrooms alongside the family bathroom. Bedroom two sits to the front with doors opening onto a balcony overlooking the communal gardens and benefits from an en-suite. Bedroom three is positioned to the rear, while the fourth bedroom currently works well as a study, offering useful flexibility for home working or additional guest accommodation. The family bathroom is fitted with a modern suite including a bath with shower over.

The principal bedroom occupies the entire top floor and creates a noticeably separate space from the rest of the house. The feature window gives the room a strong sense of volume and light, while the dressing room and en-suite shower room add practicality as well as privacy.





# COURTYARD & SETTING

The rear courtyard has been designed as a low-maintenance outdoor space with enough room for seating and dining areas. The positioning works particularly well with the bi-fold doors open, allowing the terrace to function as a continuation of the main living area.

The property also benefits from two allocated off-street parking spaces located directly behind the courtyard, accessed via a gate. Residents have access to well-kept communal gardens and a children's play area, with nearby access onto Merrow Downs adding to the appeal of the setting.



 Chantries & Pewleys

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