

3 TYNLEY GROVE

Jacobs Well



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

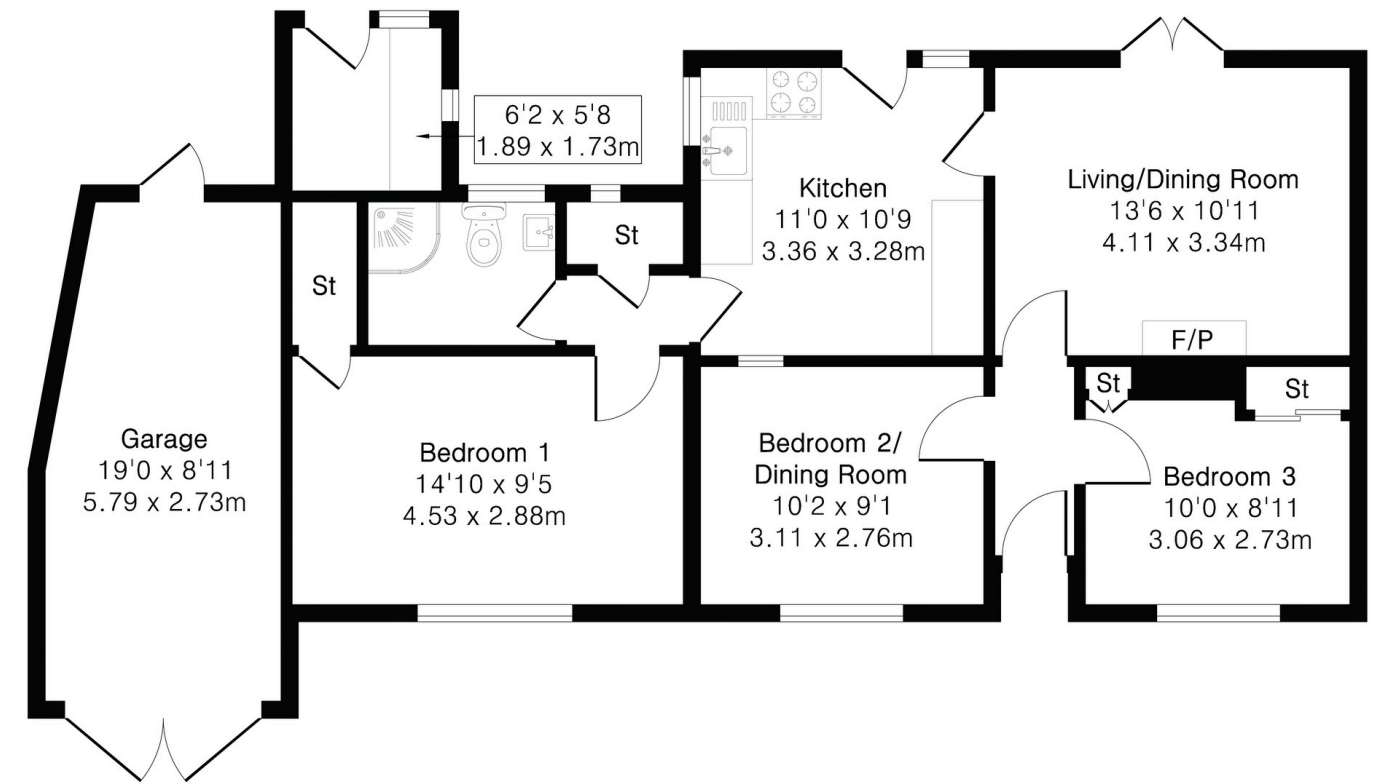
- No onward chain
- West-facing rear garden with good depth
- Opportunity to extend (subject to consents)
- Wide frontage with driveway parking
- Garage
- Three-bedroom layout with flexibility
- Dual-aspect living/dining room with garden access
- Separate kitchen with direct garden access
- Established plot with mature boundaries
- Clear scope for modernisation



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

**Approximate Gross Internal Area 772 sq ft - 72 sq m
(Excluding Garage)**

Garage Area 160 sq ft – 15 sq m



Ground Floor

The main living/dining room is positioned to the rear and opens out to the garden. It's a good-width room with space to arrange seating and dining separately, and the direct connection outside makes it feel naturally linked to the garden. There is a fireplace as a focal point, and the proportions allow for reworking if a more open-plan arrangement is preferred. The kitchen sits centrally and has a practical footprint with a door out to the side. It works as it is, but more importantly, it sits in the right place to be opened up or extended into the garden, subject to the usual consents.

There are three bedrooms arranged across the front of the property. One room is already positioned to work equally well as a dining room or second reception, giving options for buyers who may not need three full bedrooms.

The rear garden is a key feature. It faces west, so it takes the best of the afternoon and evening light. It's a good size, with a combination of lawn and patio areas, and enclosed by fencing and established boundaries. To the front, the driveway provides ample parking and leads to the garage.



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