

21 CLAYHANGER

Merrow Park



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- 2 bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Mature front garden
- Allocated parking space
- Ideal for first time buyers

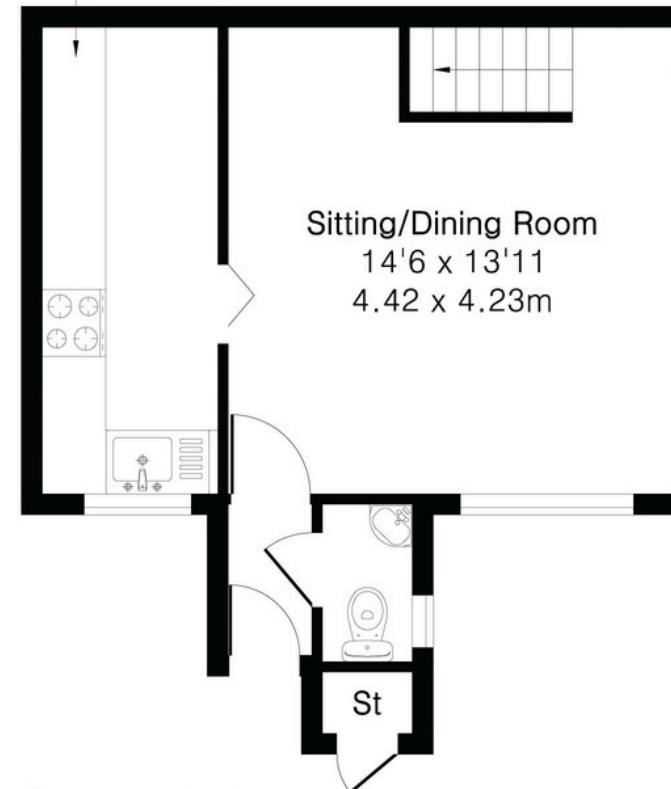


Approximate Gross Internal Area 605 sq ft - 56 sq m

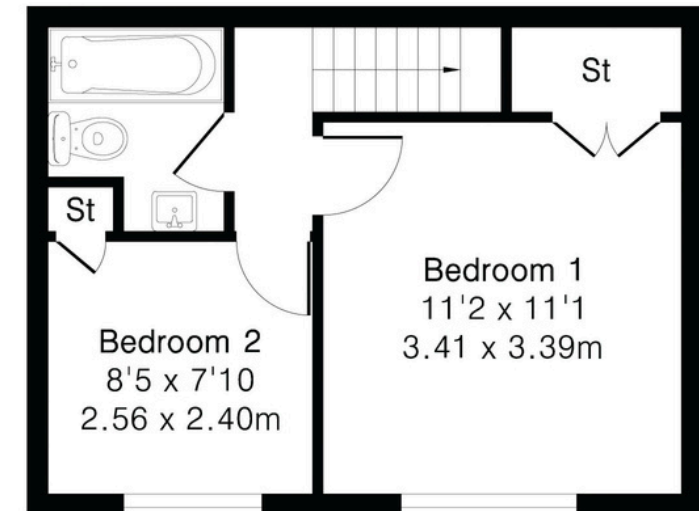
Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 285 sq ft – 26 sq m

Kitchen
14'5 x 5'5
4.40 x 1.66m



Ground Floor



First Floor

A well-maintained and presented two bedroom, back-to-back, freehold house located in a quiet, secluded position within a small cul de sac on the popular Merrow Park development, close to local shops and amenities. The property has a larger than average, private front garden and benefits from an allocated parking space and additional visitors parking.

The ground floor consists of a spacious reception room, a kitchen and cloakroom, whilst upstairs there are two bedrooms, one with a fitted wardrobe, and a bathroom.

Merrow Park offers a variety of amenities for day to day needs including a hairdressers and a doctors' surgery. Merrow village is also within easy reach and provides a splendid range of local shops including an M&S. There are several excellent schools within walking distance including Merrow Infant School, Merrow Junior School, Boxgrove Primary, St Thomas of Canterbury, 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 two stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.



 **Chantries & Pewleys**

01483 347100

Merrow@chantriesandpewleys.com

249 Epsom Rd, Merrow, Guildford GU1 2RE