



**Chantries  
& Pewleys**



**Longmead**  
Merrow

**Approximate Gross Internal Area 1457 sq ft - 135 sq m  
(Excluding Garage)**

Ground Floor Area 841 sq ft – 78 sq m

First Floor Area 616 sq ft – 57 sq m

Garage Area 149 sq ft – 14 sq m





INTRODUCING

## 27 Longmead

MERROW, GUILDFORD, GU1 2HN

*Conveniently situated within a short walk of Merrow Downs, as well as a number of excellent local schools, 27 Longmead is an attractive detached family home that now requires updating throughout and offers views of Guildford Golf Club from the first floor. The property offers considerable scope to enlarge the existing footprint, subject to the relevant planning consents, and is set within lovely gardens that offer space ideal for a young family.*



**3 BEDROOMS**



**2 RECEPTION ROOMS**



**KITCHEN/BREAKFAST ROOM**



**MATURE REAR GARDEN**

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









 **Chantries & Pewleys**

01483 347100

Merrow@chantriesandpewleys.com  
249 Epsom Rd, Merrow, Guildford GU1 2RE