

20 MERROW WOODS

Merrow



**Chantries
& Pewleys**

ESTATE AGENTS



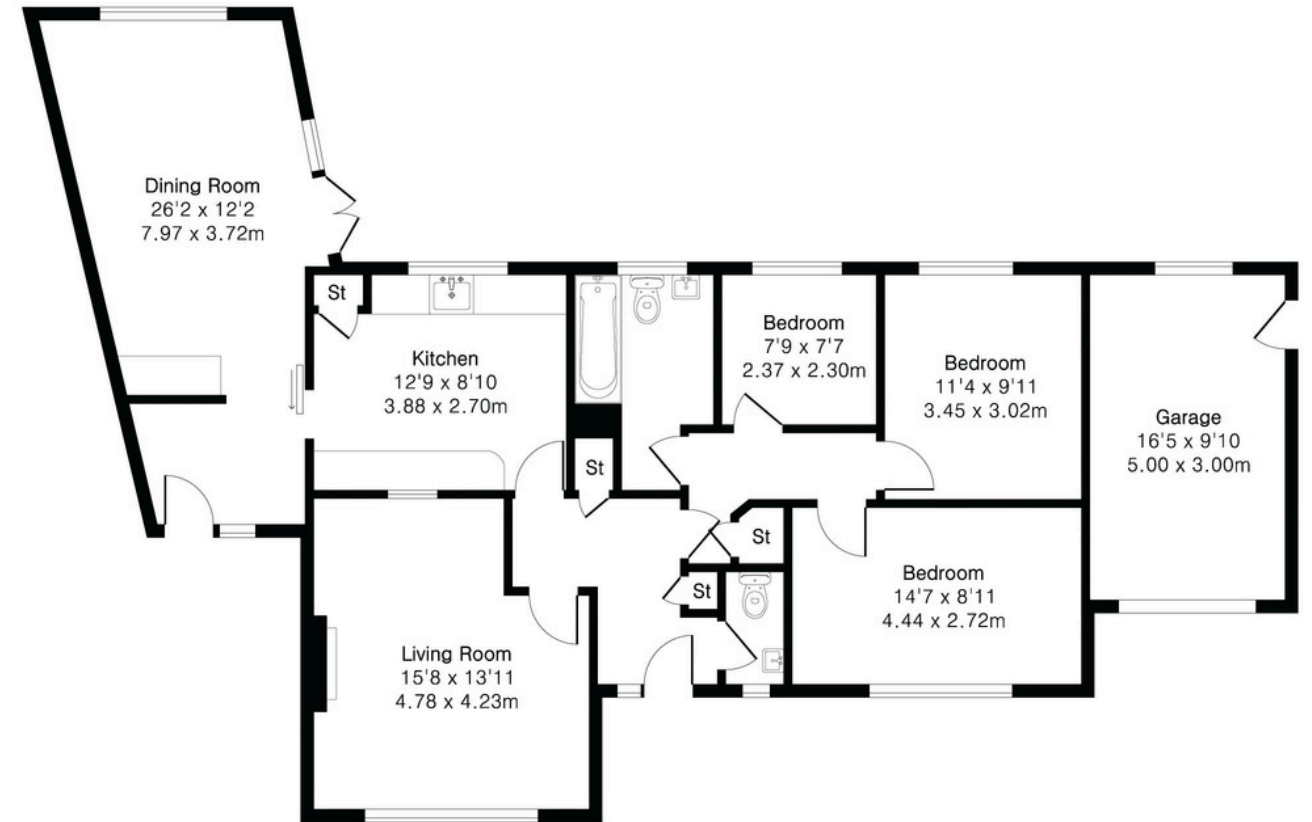
AT A GLANCE

- Detached three-bedroom bungalow
- No onward chain
- Opportunity to update and modernise
- Large living room with wide front window
- Separate dining room overlooking the garden
- Kitchen with garden outlook
- Bathroom
- Mature rear garden with established planting
- Garage with driveway parking
- Approximately 1,160 sq ft of accommodation (excluding garage)



**Approximate Gross Internal Area 1160 sq ft - 108 sq m
(Excluding Garage)**

Garage Area 161 sq ft – 15 sq m



Ground Floor

Detached three-bedroom bungalow with a garage, driveway parking and a mature rear garden. Offered with no onward chain and providing an opportunity to update and reconfigure to individual taste.

The main living room is positioned at the front of the house and benefits from a wide window that draws natural light across the room. The proportions allow for a range of seating arrangements centred around the fireplace. To the rear, a separate dining room enjoys a garden outlook and direct access outside, making it a natural space for day-to-day meals as well as larger gatherings. The kitchen runs along the rear section of the property and provides a good run of worktops and storage. A window over the sink looks out towards the garden. The space offers clear potential for updating or redesign depending on a buyer's preferences.

Three bedrooms sit off the central hallway. The principal bedroom is a comfortable double with a wide front-facing window. A second double bedroom and a third bedroom provide flexibility for guests, a study or hobbies. The bedrooms are served by a family bathroom with bath, basin and WC, along with a separate cloakroom.

The rear garden is a particularly attractive part of the property. It is mature and enclosed, with established shrubs and planting framing a central lawn. There is a paved seating area close to the house, creating a natural spot for outdoor seating. A driveway leads to the attached garage providing off-street parking as well as useful storage.



 **Chantries & Pewleys**

01483 347100

Merrow@chantriesandpewleys.com

249 Epsom Rd, Merrow, Guildford GU1 2RE