



11 Wykeham Road, Merrow, Guildford, Surrey, GU1 2SE





5 bedrooms
Family bathroom & shower room
Living room
Dining room
Kitchen
Cloakroom
Driveway & garage
Rear garden
Freehold
Council tax band G. EPC C.

Five bedroom family home, set in a quiet position, close to excellent schools.

Conveniently situated in a quiet road within walking distance of Merrow's shops and several excellent schools, 11 Wykeham Road is an attractive five-bedroom detached family home that offers well-planned and well-proportioned accommodation arranged over two floors. Whilst presented in immaculate order, the property would benefit from some cosmetic improvement.

The house is set on a corner plot, with an attractive garden that enjoys plenty of afternoon sunshine and there is ample driveway parking.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S and chemist. Schooling is excellent with several within walking distance including Merrow Infant School, Merrow Junior School, St Thomas of Canterbury, Boxgrove Primary, 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 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is close by linking to the M25 motorway, Gatwick and Heathrow Airports.

Approximate Gross Internal Area 2079 sq ft - 193 sq m

Ground Floor Area 1074 sq ft – 100 sq m

First Floor Area 1005 sq ft – 93 sq m

