

15 MILLER ROAD

Merrow Park



**Chantries
& Pewleys**

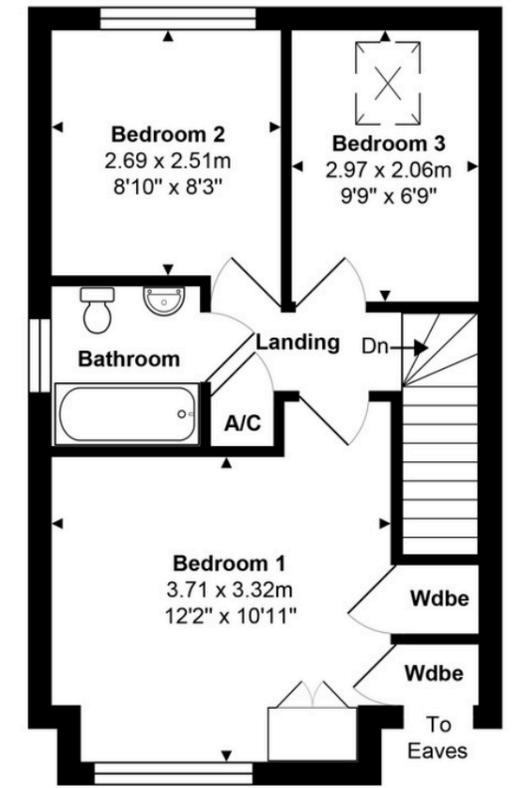
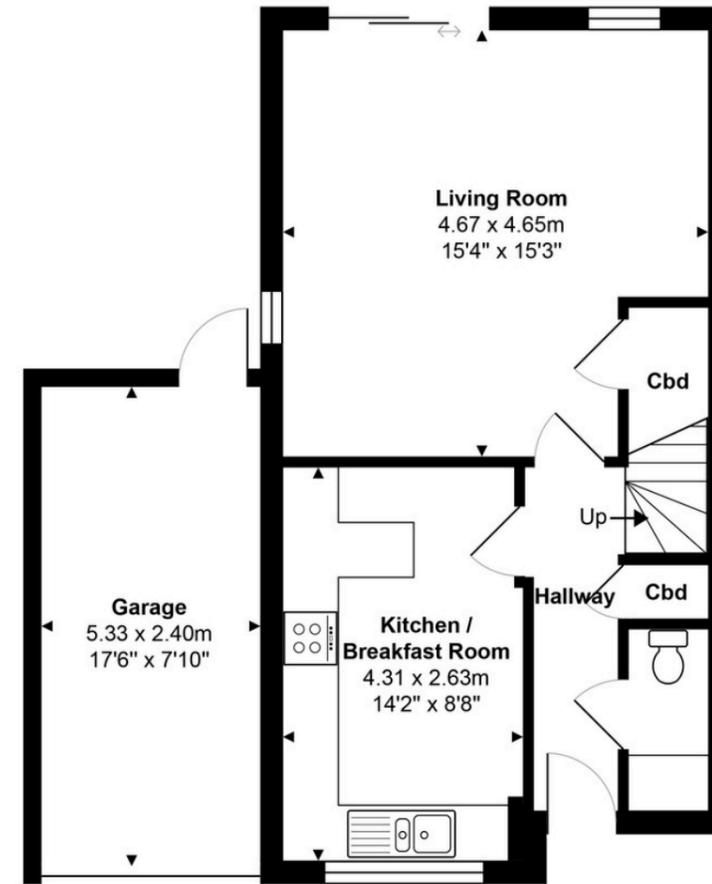
ESTATE AGENTS



AT A GLANCE

- Three-bedroom home arranged over two floors
- Generous living/dining room with garden access
- Kitchen/breakfast room
- Cloakroom
- Modern family bathroom
- Principal bedroom with fitted wardrobes
- Private rear garden with patio and lawn
- Driveway parking
- Garage
- Within catchment for reputable local schools

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



Ground Floor
Approx. Gross Internal Area 41.2 m² ... 443 ft²

Total Approx. Gross Internal Area 77.3 m² ... 832 ft² (excluding garage)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

The main reception room sits across the rear of the house and immediately feels like the natural hub. At over 15ft, it comfortably accommodates a large seating area and separate dining space. Sliding doors open directly onto the patio, particularly useful for family life or summer entertaining. A central fireplace anchors the room, while windows and doors across the back draw in light throughout the day. The kitchen is to the front and is arranged in an L-shape with a good run of kitchen units and appliance space.

The first floor provides three bedrooms and a family bathroom. The principal bedroom sits at the front with fitted wardrobes, bedroom two offers comfortable proportions for a guest room or child's bedroom, while bedroom three works equally well as a nursery, study or single bedroom depending on need. The family bathroom is presented in a clean, modern style. The rear garden is laid mainly to lawn with a paved terrace, ideal for outdoor dining. To the front, the property benefits from driveway parking and a garage.



 Chantries & Pewleys

[01483 347100](tel:01483347100)

Merrow@chantriesandpewleys.com

[249 Epsom Rd, Merrow, Guildford GU1 2RE](https://www.chantriesandpewleys.com)