

4 GOLDFINCH GARDENS

Merrow Park



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

Four-bedroom detached family house

No onward chain

Opportunity to update to individual taste

Kitchen opening into a large conservatory

Two separate reception rooms

Study

Principal bedroom with en suite shower room

Family bathroom

Rear garden with patio and grassed areas

Detached double garage

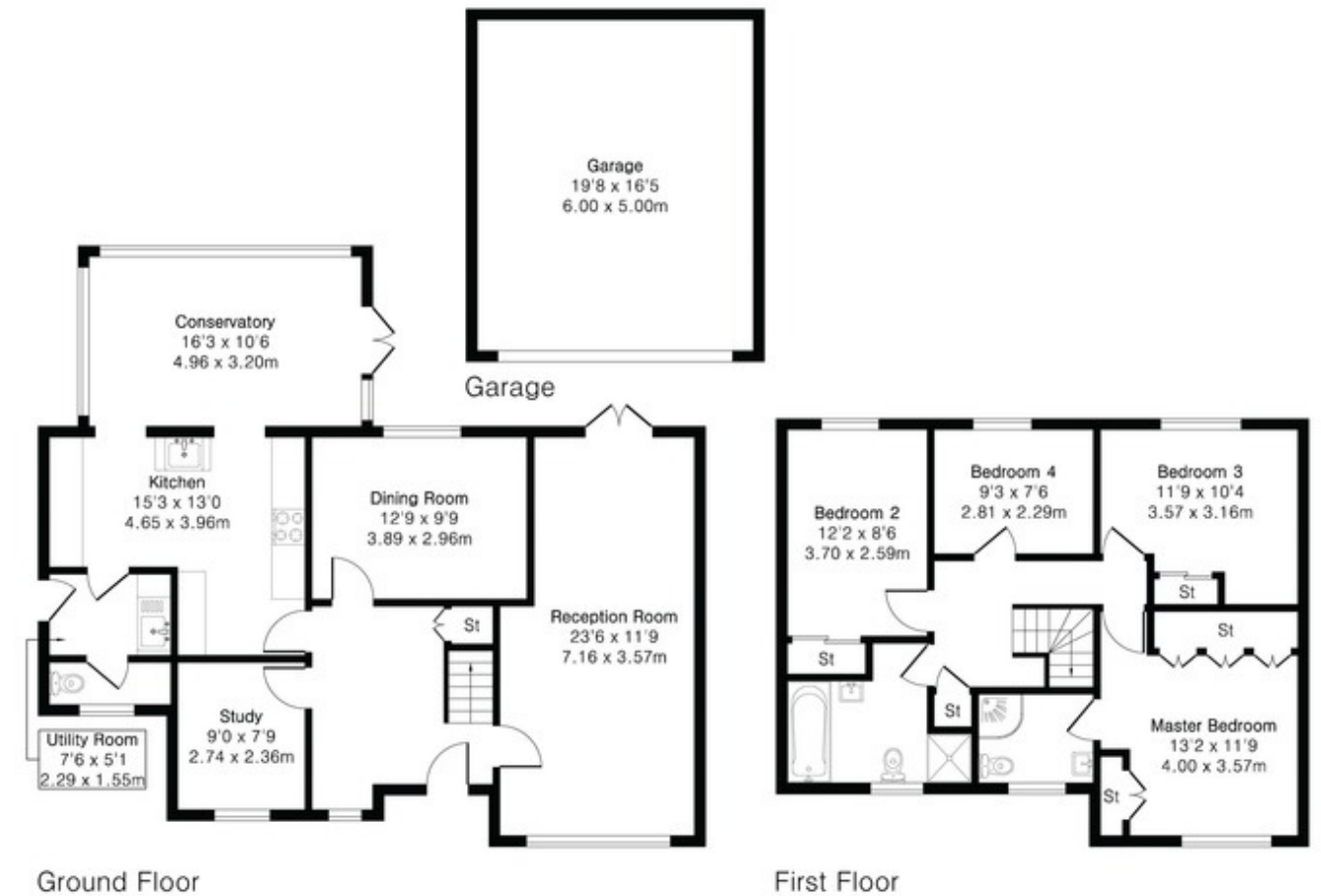
Tenure: Freehold. Council Tax Band: G. EPC: D

**Approximate Gross Internal Area 1654 sq ft - 154 sq m
(Excluding Garage)**

Ground Floor Area 981 sq ft – 91 sq m

First Floor Area 673 sq ft – 63 sq m

Garage Area 323 sq ft – 30 sq m



FROM THE AGENT

"The house already has a practical family layout, but there is still great scope to add to the existing layout. The kitchen leads directly into a conservatory and out towards the garden, giving the next owner a clear starting point for creating a main kitchen/dining space that suits their individual requirements. With four bedrooms and two bathrooms, plus the detached double garage, garden and no onward chain, and there is a great foundation here for someone prepared to update the house and make their own decisions about its next stage."

Anthony

Anthony Brown
Director



NATURAL LIGHT

This detached home offers an established family layout with the scope for a new owner to update the interiors and put their own stamp on the house. The property is also offered with no onward chain and sits within the catchment for several reputable schools, an important consideration for buyers looking at the area for family life.

The Living room has windows to the front and rear, bringing light in from both directions, with a fireplace positioned along one wall. The dining room is more contained in scale and provides somewhere that can operate independently from the main family spaces. The entrance hall sits centrally between the rooms, with a ground-floor cloakroom close by. A separate study is ideal for those working from home, but could also be used as a family/play room.





PRACTICAL KITCHEN

The kitchen sits at the rear of the house and is arranged with cabinetry along two sides together with a central island. There is room to cook and prepare food without the kitchen becoming disconnected from the rest of the ground floor. The kitchen opens on to the conservatory which offer light, bright space that is ideal for family dining. Subject to the relevant consents, the conservatory could be replaced with a larger extension to the kitchen to give a much greater, open-plan space.



FIRST FLOOR

All four bedrooms are arranged on the first floor. The principal bedroom sits to one side of the house and has its own en suite shower room. Three further bedrooms provide the remaining accommodation. A separate family bathroom serves these bedrooms and includes both a bath and separate shower. As with the ground floor, the accommodation gives the next owner a sound existing arrangement while leaving plenty of scope to update finishes to individual taste.





The rear garden is enclosed by fencing and established planting, with a combination of grassed and paved areas. A broad patio immediately behind the house provides a direct transition outside from the conservatory.

The detached double garage sits towards the rear of the garden. Its position keeps it separate from the house while providing parking, storage or workshop space. To the front, established shrubs soften the house from the road, while the garage is approached separately alongside the property.





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