

31 HORSESHOE LANE WEST

Merrow





AT A GLANCE

5 bedrooms

Approx. 2,127 sq ft of internal accommodation

Flexible layout

Large sitting room

Kitchen with adjoining utility room

Conservatory overlooking the garden

Ample off-street parking

Garage

Mature, established rear garden

Catchment for several schools

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

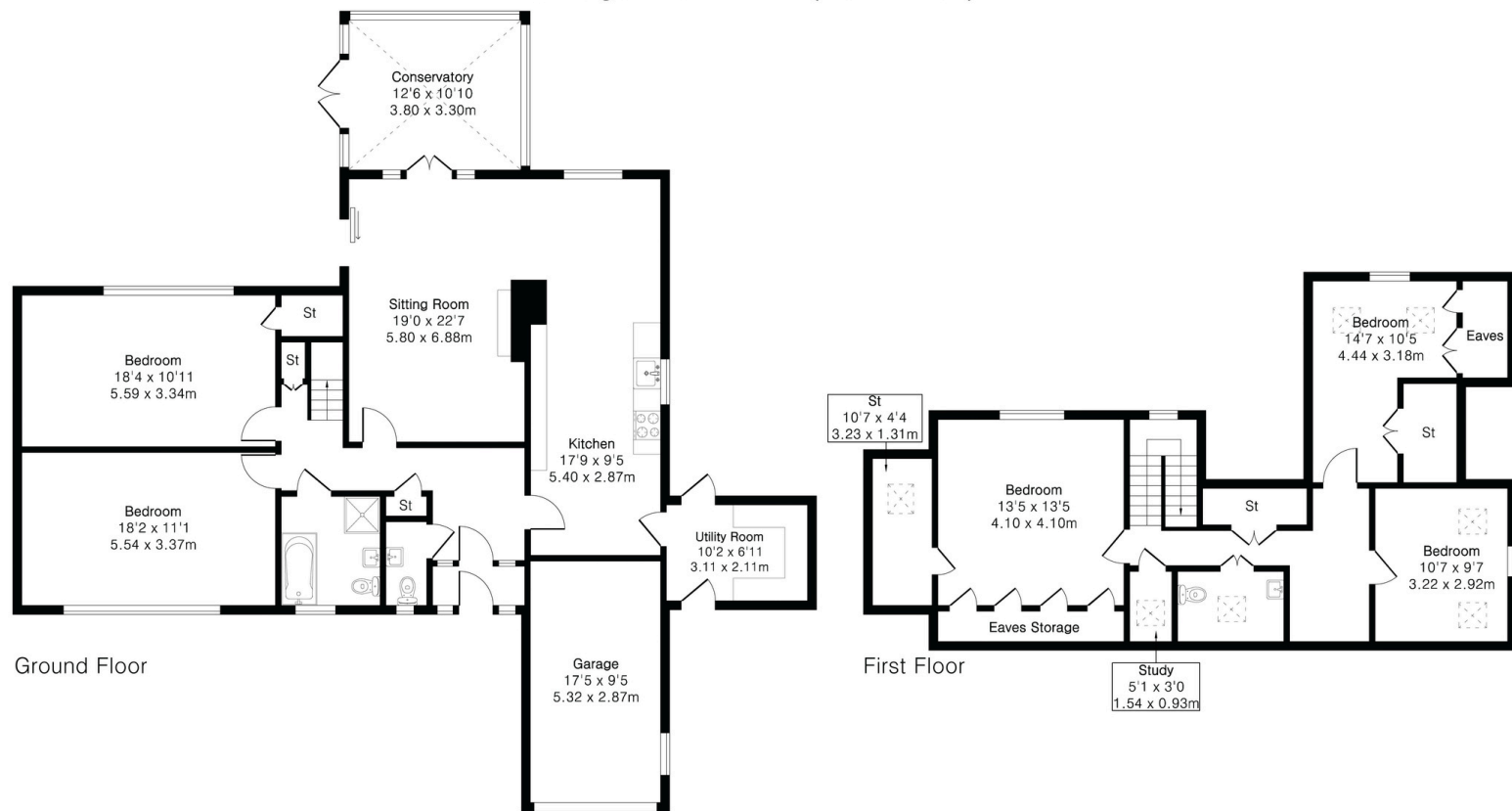


**Approximate Gross Internal Area 2127 sq ft - 198 sq m
(Excluding Garage)**

Ground Floor Area 1407 sq ft – 131 sq m

First Floor Area 720 sq ft – 67 sq m

Garage Area 164 sq ft – 15 sq m



FROM THE AGENT

"This is a substantial and flexible property, set back from the road behind a carriage driveway and enjoying a mature rear garden that gives a real sense of privacy. The layout works well for a number of buyer profiles, with generous ground floor living areas and the flexibility to use rooms in different ways as needs change. Upstairs, the first floor offers additional bedrooms and storage, making good use of the roof space without compromising comfort. Its proximity to several popular schools will be a key draw for many buyers, while the driveway, garage and garden all add to the practical appeal of the house."

James

James Boyden
Branch Manager



FLEXIBLE LIVING

The ground floor is spacious with a flexible layout which allows a number of living options, consisting of a large reception room with direct access to the conservatory with views overlooking the rear garden.

Adjacent to the main reception room is a kitchen/breakfast room offering ample worktop and storage space, while a separate utility room keeps everyday tasks neatly out of sight. The two principal bedrooms can also be found on the ground floor along with a family bathroom, separate WC and various storage cupboards.



BEDROOMS & FIRST FLOOR



Upstairs, the first floor offers three further bedrooms, making good use of the roof space along with a further WC. Eaves storage has been thoughtfully incorporated, helping to keep the rooms practical and uncluttered. .



OUTSIDE & THE GARDEN

Mostly laid to lawn, the rear garden is a particular highlight. Mature planting provides a strong sense of privacy and offers well-established borders. There is also a shed, greenhouse and a large patio area, ideal for entertaining. Alongside the carriage driveway, the property also benefits from a garage with electric door.





 **Chantries & Pewleys**

01483 347100

Merrow@chantriesandpewleys.com

249 Epsom Rd, Merrow, Guildford GU1 2RE