



162 Epsom Road, Merrow, Guildford, Surrey, GU1 2RP

 Chantries
& Pewleys





3 bedrooms
 Bay fronted living room
 Kitchen/dining room
 Family bathroom
 Downstairs shower room
 Rear garden with office
 Off street parking
 Freehold
 Council tax band E
 EPC D

Three bedroom character cottage, with off-street parking, close to excellent schools.

Conveniently situated within walking distance of several excellent schools, as well as Merrow Downs, 162 Epsom Road is an attractive three-bedroom character cottage with generous accommodation arranged over two floors. Features of note include the 32ft kitchen/diner, the home office in the garden and the many period features on show, including an attractive cast-iron fireplace in the sitting room, log burning stove in the kitchen/diner and the sash windows to the front of the house.

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 closely linking to the M25 motorway, Gatwick and Heathrow Airports.

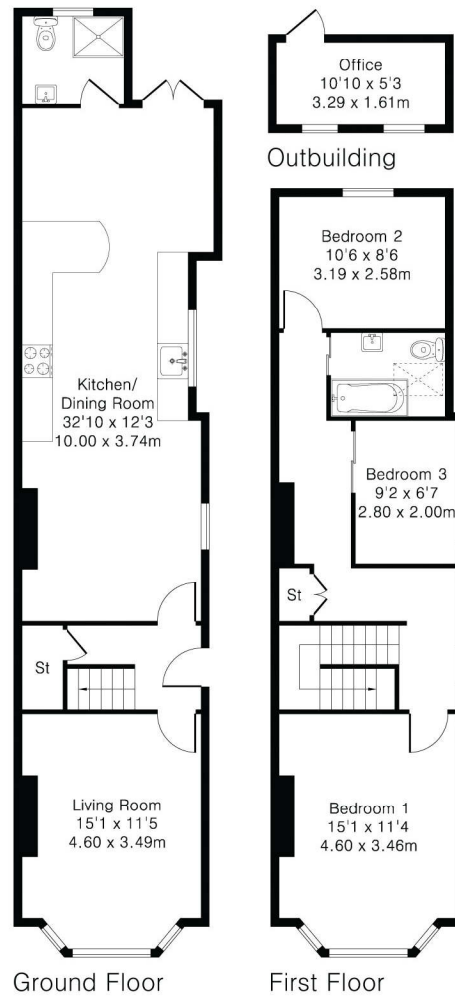


Approximate Gross Internal Area 1233 sq ft - 114 sq m

Ground Floor Area 645 sq ft – 60 sq m

First Floor Area 531 sq ft – 49 sq m

Outbuilding Area 57 sq ft – 5 sq m



Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

