

8 CARROLL AVENUE

Chantries & Pewleys

ESTATE AGENTS

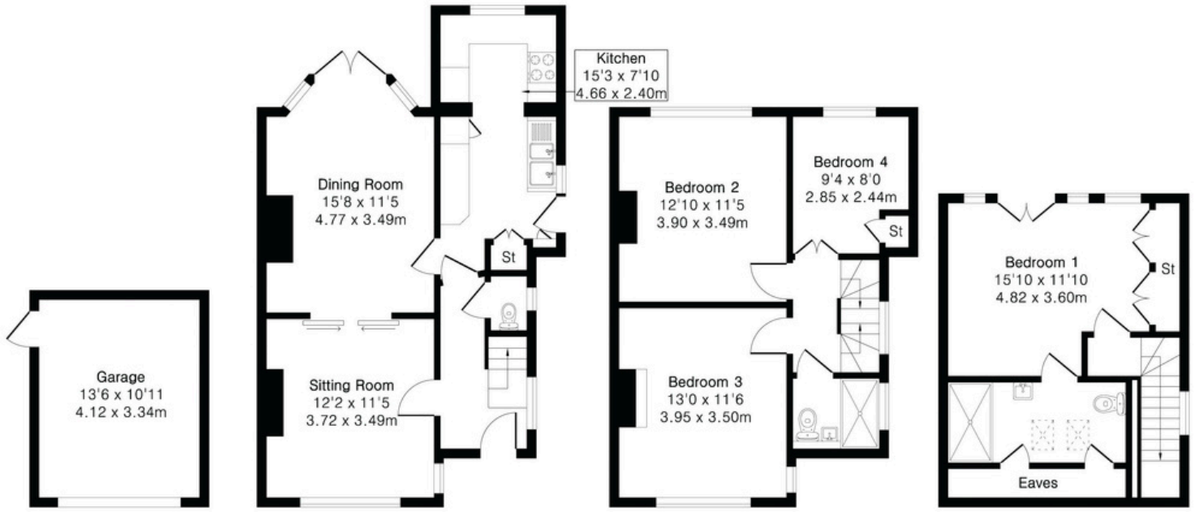


AT A GLANCE

- Four-bedroom semi-detached family home
- Newly completed loft conversion
- Principal bedroom with en-suite shower room and Juliet balcony
- Separate sitting and dining rooms
- First-floor family bathroom and ground-floor cloakroom
- South-facing rear garden
- Ample driveway parking and garage
- Close to Merrow Downs
- Close to excellent local schools
- Further scope to enlarge the ground floor, subject to the necessary consents

Tenure: Freehold - Council Tax Band: E - EPC: C

Approximate Gross Internal Area 1278 sq ft - 119 sq m
(Excluding Garage)
Ground Floor Area 530 sq ft – 49 sq m
First Floor Area 459 sq ft – 43 sq m
Second Floor Area 289 sq ft – 27 sq m
Garage Area 148 sq ft – 14 sq m



FROM THE AGENT

"The newly completed principal suite is a lovely addition to this family home, while the south-facing garden, ample parking and proximity to Merrow Downs and excellent schools make it particularly appealing. The scope to enlarge the ground floor, subject to the necessary consents, offers further potential for the future."



Anthony

Anthony Brown
Director

GROUND FLOOR

The entrance hall leads to a front-facing sitting room with a wide bay window, allowing plenty of natural light into the room. A separate dining room features timber flooring and French doors opening onto the rear terrace, creating an inviting setting for family meals and entertaining. Alongside, the kitchen is fitted with a range of cabinets and work surfaces, with windows overlooking the garden. A cloakroom completes the ground floor.













BEDROOMS & BATHROOMS

On the first floor are three bedrooms, one currently arranged as a study, together with a family bathroom fitted with a bath and overhead shower. The newly converted second floor is dedicated to the principal suite and offers lovely views across the Downs. Fitted wardrobes, decorative wall panelling and French doors with a Juliet balcony overlooking the rear garden create an attractive bedroom, complemented by a contemporary en-suite shower room with underfloor heating. There is also a large eaves storage space, which is useful for storage.







THE GARDENS





Outside, a paved terrace adjoins the house, with space for outdoor dining. Beyond lies the south-facing garden, predominantly laid to lawn and bordered by established planting. To the front, the driveway provides ample off-street parking and access to the garage.

The nearby Merrow Downs offer opportunities for countryside walks, while proximity to excellent local schools adds to the home's appeal for families.





Chantries & Pewleys

01483 347100
Merrow@chantriesandpewleys.com
249 Epsom Rd, Merrow, Guildford GU1 2RE