



# A fully refurbished detached property

**56 Merrow Lane, Guildford, GU4 7LQ**

Freehold





No onward chain • Fully refurbished • Spacious garden  
• Open plan living • Over 2000 square feet of accommodation

### Description

This superb fully refurbished four bedroom family house is positioned in a spacious plot on a popular residential road within the ever popular Burpham area. With over 2000sqft of internal space (including eaves) and set over two floors, 56 Merrow Lane offers style and practical living in equal measures making it perfect for family living. The ground floor is made up of a reception room, and a superb open plan kitchen/breakfast room measuring at 27'5 x 17'6 which has direct access onto the gardens via bi-fold doors. The room is light, spacious and also accesses a neat utility room. The first floor consists of two fantastic bedrooms, both of which are doubles, and a family bathroom along with plenty of eaves storage. Externally, to the front is a spacious driveway, while to the rear is a large garden which is mostly laid to lawn with a useful summer house.

### Location

The property is located in a favoured residential area of Burpham, about two miles east of Guildford town centre. There are a number of shops close by plus a Sainsbury's Superstore, as well as Sutherland Memorial Park, with its sports and recreational facilities. Guildford is an historic and vibrant University town, offering first

class entertainment, shopping and educational facilities, and benefits from excellent transport links. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network. The main line station provides a frequent service to London/Waterloo, with journey times from about 35 minutes.

There is a good selection of schools in the area, including Burpham Primary, George Abbot, Tormead, Lanesborough, St Peter's, Royal Grammar, Guildford High and Guildford County. Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Stoke Park offers a wonderful green space nearby and includes the Spectrum Sports and Leisure Centre and the Guildford Lido open-air swimming pool.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







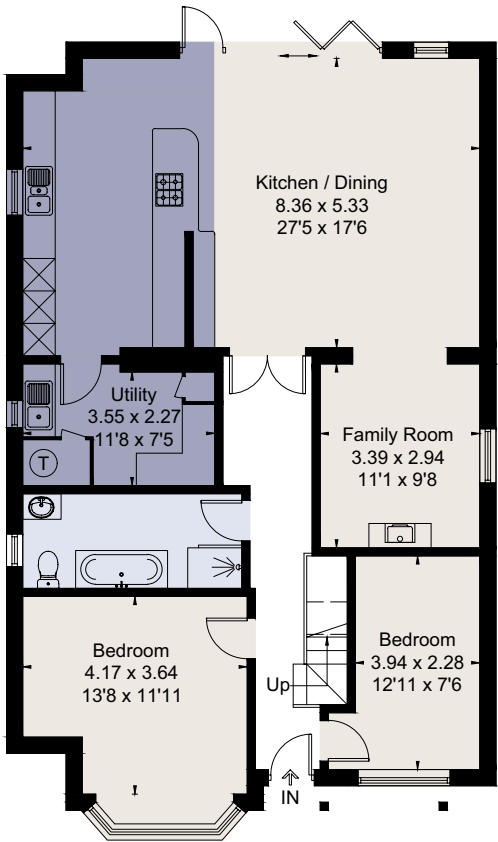
**56 Merrow Lane, Guildford, GU4 7LQ**  
**Approximate Area** 207.9 sq m / 2238 sq ft (Including Eaves)  
**Summer House** 16.5 sq m / 178 sq ft  
**Total** 224.4 sq m / 2416 sq ft  
**Including Limited Use Area** (44.9 sq m / 483 sq ft)



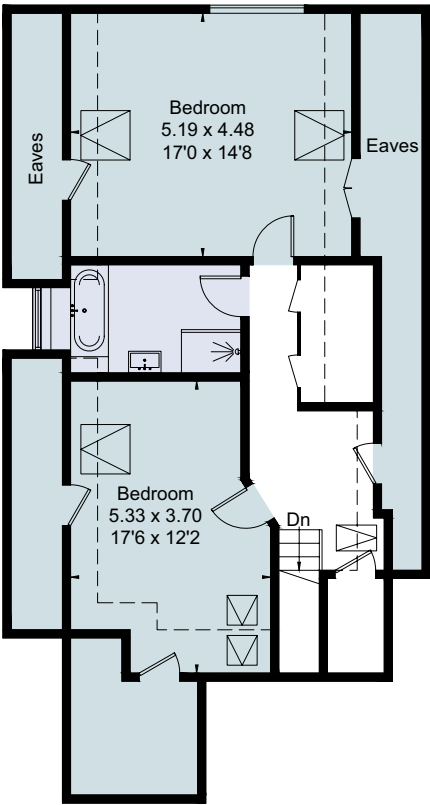
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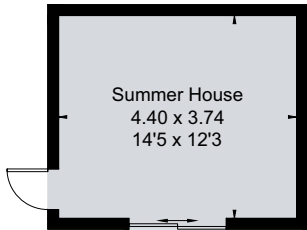
Ground Floor



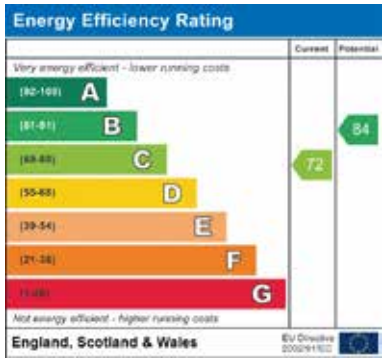
First Floor



[Symbol] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 190710GGP

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