



Attractive family home overlooking a picturesque green

10 Merrow Place, Guildford, Surrey, GU4 7DL

Freehold

savills



Set in a private road • Close to many popular schools  
• Four double bedrooms • Open plan living space  
• Off-street parking • Integral garage

#### Local information

Merrow Place is an established private residential road of family houses in one of Guildford's more convenient and sought after locations. The historic High Street is within two miles with its excellent range of shops and numerous restaurants and bars. Both of the towns railway stations are easily accessible with London Road station less than two miles away.

There are several schools in the immediate vicinity including Merrow Infant School, Bushy Hill Junior School, Boxgrove Primary School, George Abbott School, St Peters Catholic School, St Thomas Catholic School, Tormead, Guildford High School, Lanesborough and The Royal Grammar School in the High Street.

#### About this property

10 Merrow Place is an impressive family house set in a private no through road in Merrow offering excellent accommodation. Set over three floors, the property benefits from an abundance of natural light along with generous room sizes throughout.

The ground floor is comprised of a bright sitting room with a bay window which opens directly into a fantastic 18'6 x 16'11 family/ kitchen room via folding doors. A bright conservatory and utility room can be accessed from the kitchen. The ground floor also includes a WC and access to an 18'3 integral garage.

The first floor consists of three double bedrooms, all with fitted storage and a family bathroom, the master bedroom benefitting from an en-suite shower room, while the second floor is made up of a further bedroom with access to substantial eaves storage.

Externally, the rear garden is spacious and mostly laid to lawn with mature borders, while to the front of the property is a lawn garden alongside ample off-street parking with access to the garage.

#### Tenure

Freehold

#### Viewing

Strictly by appointment with Savills







Approximate Area = 174.5 sq m / 1878 sq ft  
Garage = 17.9 sq m / 193 sq ft  
Total = 192.4 sq m / 2071 sq ft  
Including Limited Use Area (16.8 sq m / 181 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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