



14 Down Road, Merrow, Guildford, Surrey, GU1 2PX









2 bedrooms  
Living room  
Beautifully fitted kitchen/dining/family room  
Utility room  
Bathroom & shower room  
Cellar  
Landscaped rear garden  
Planning permission for loft conversion  
Tenure Freehold. Council tax band D. EPC C.

Beautifully presented 2-bedroom semi-detached home, with stunning interior, situated just minutes from the Merrow Downs and within a short walk of several excellent schools.

Renovated and extended to an exceptional standard throughout, this bay fronted Victorian home offers modern and contemporary interiors blended with the original character. On the ground floor, there is a well fitted kitchen/dining/family room, a bay fronted living room with log burner, a shower room and utility. There are two bedrooms and a family bathroom on the first floor. The property also has the added bonus of a cellar and planning permission for a further 2-bedroom loft conversion. To the rear the pretty west-facing garden has been landscaped with a lovely patio, railway sleepers creating raised borders and steps up to a lawned garden.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary 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.





All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto: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.