



1 Wykeham Road, Merrow, Guildford, Surrey, GU1 2SE





4 bedrooms
Sitting/dining room
Kitchen/breakfast room
Utility room
Conservatory
Family room
Cloakroom
Mature rear garden
Freehold
Council tax band F. EPC C

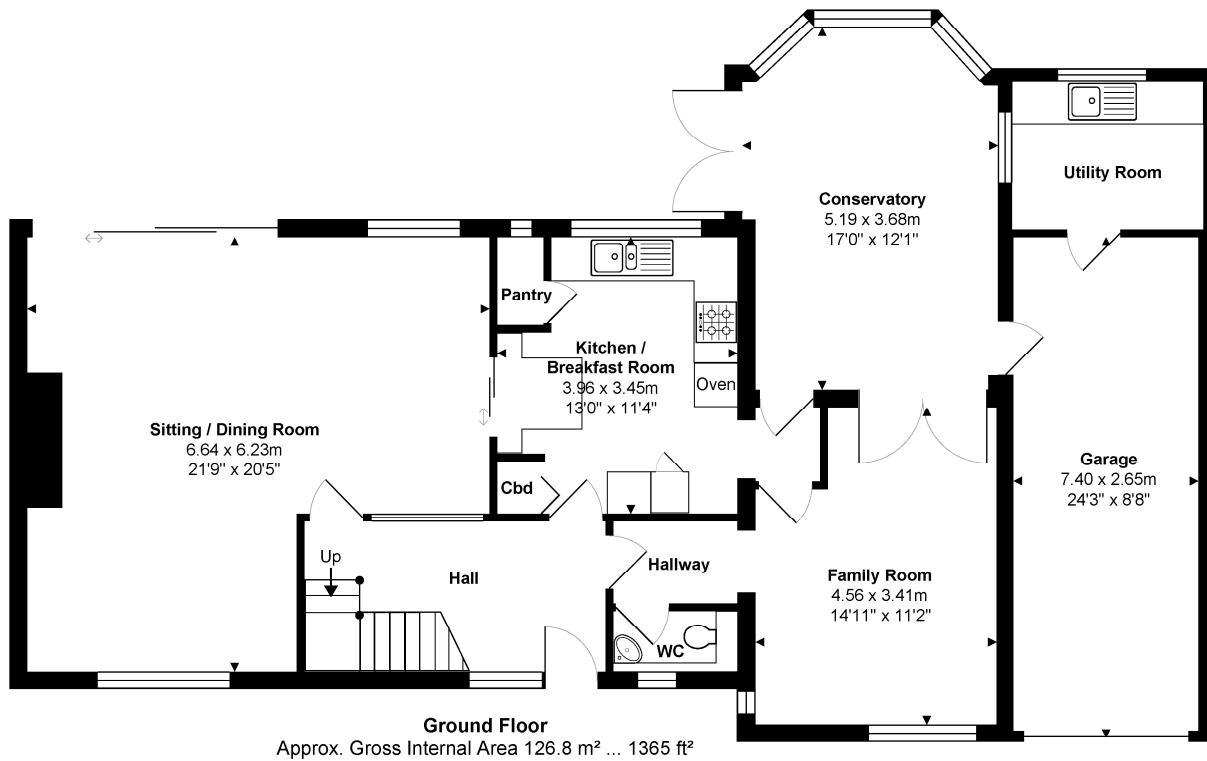
Centrally located in Merrow and within walking distance to local schools, a detached family home with generous accommodation and potential to extend, subject to planning consents.

1 Wykeham Road is a detached four bedroom home that exudes space and light. The ground floor accommodation is very practical with a fitted kitchen/breakfast room, a very spacious 21'9" reception room, family room and a large conservatory with access to the garage and utility room. Upstairs there are 4 good-sized bedrooms, 3 of which are doubles. The master bedroom overlooks the rear garden and has fully fitted wardrobes. The shower room completes the accommodation upstairs. Outside to the rear is a good-sized walled garden with patio area, which is ideal for entertaining. To the front there is block paved driveway with parking for a number of cars, with lawn area to the side.

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.

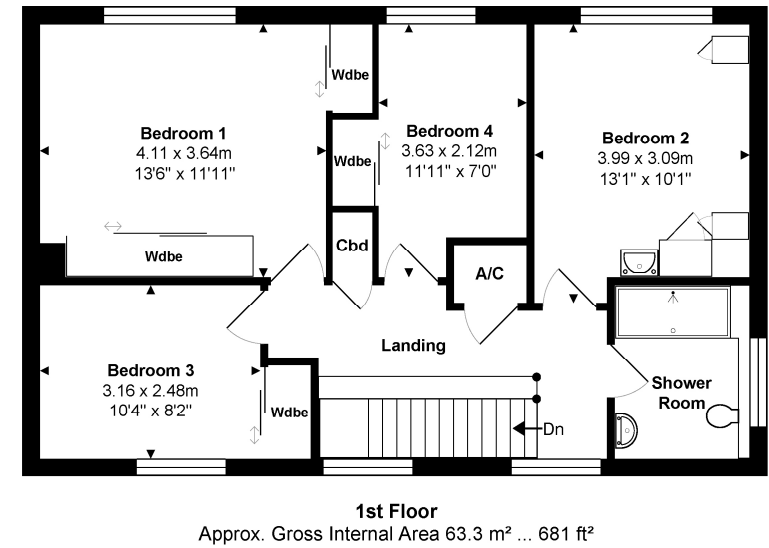
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is close by linking to the M25 motorway, Gatwick and Heathrow Airports.





Total Approx. Gross Internal Area 190.1 m² ... 2046 ft²

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



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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.

