

GREENCROFT

GUILDFORD • SURREY

8 GREENCROFT, GUILDFORD, SURREY, GU1 2SY

This detached family home in Merrow offers generous accommodation and excellent potential for modernisation and extension, subject to the usual planning permissions. Set back from the road, the property benefits from a spacious frontage with driveway parking and a double garage, providing ample storage and practicality for modern family living.

Internally, the house presents well-proportioned rooms throughout, with a naturally bright and airy feel. To the rear, a spacious open plan sitting room and dining area enjoys views over the garden, with full height windows and a door allowing plenty of natural light to flood in and offering direct access to the outdoor space. The hall boasts beautiful parquet flooring, extending through the lounge and dining area. The kitchen is functional and offers scope for updating or reconfiguration to create a more contemporary open-plan layout if desired. The ground floor is served by a modern shower room.

Upstairs, the property comprises four bedrooms, all of good size, making it ideal for families or those needing flexible working space. The principal bedroom benefits from fitted wardrobes. A family bathroom with a bathtub and separate shower provides convenience and functionality. The overall layout provides a strong foundation for refurbishment, allowing buyers to tailor the space to their own tastes and requirements.

To the rear, the garden is mainly laid to lawn and bordered by mature hedging, offering a good degree of privacy along with plenty of space for outdoor entertaining or landscaping. In addition, the property benefits from shared access to the private green to the front. With its desirable location in Merrow, generous plot, and clear potential to enhance and extend, this property represents an exciting opportunity to create a long-term family home.



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LOCATION

The location is nothing short of exceptional. Within easy reach are the thriving local amenities of Merrow village, including a well-stocked M&S Foodhall, pharmacy, and post office. Families will appreciate the outstanding selection of nearby schools, many within walking distance, including Merrow Infant School, Bushy Hill Primary, St Thomas of Canterbury, Boxgrove Primary, St Peter's Catholic School, and George Abbot. Prestigious independent schools such as RGS, GHS, Tormead, and Cranmore are all within a 10-minute drive.

Just 2 miles away lies the vibrant historic centre of Guildford, renowned for its picturesque cobbled High Street, boutique shopping, and extensive leisure options including the Yvonne Arnaud Theatre, G Live, cinema complex, Spectrum Leisure Centre, and Surrey Sports Park.









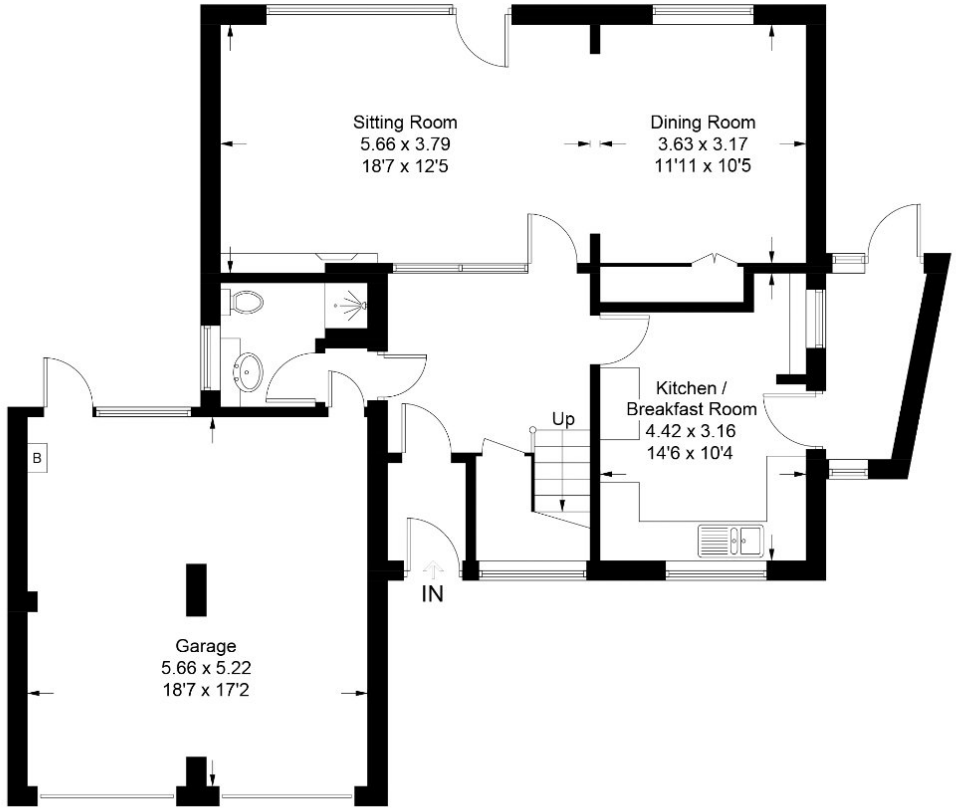




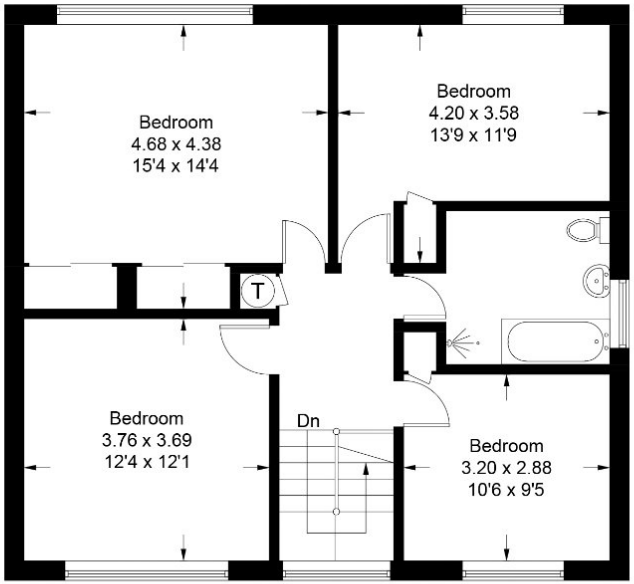
ACCOMMODATION & SPECIFICATION

- Freehold
- Detached
- No onward chain
- 4 Bedrooms
- 2 Bathrooms
- Potential to extend, subject to planning permission
- Enclosed rear garden
- Large plot
- Double garage
- Driveway parking
- Excellent location
- Ultrafast broadband available
- 1900 sq. ft
- Council tax band F
- EPC Rating C

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft
(Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1298850)

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