Seymours











Sturt Court
Merrow

£370,000 Guide Price

Arrange a viewing: 01483 300667

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 672 sq. ft
- London Road (Guildford) 1.45 miles
- Freehold
- Terraced
- No onward chain
- Recently re-decorated
- Conservatory
- Private rear garden
- Garage and drive in a nearby block
- Ultrafast broadband available
- Close to local school and amenities

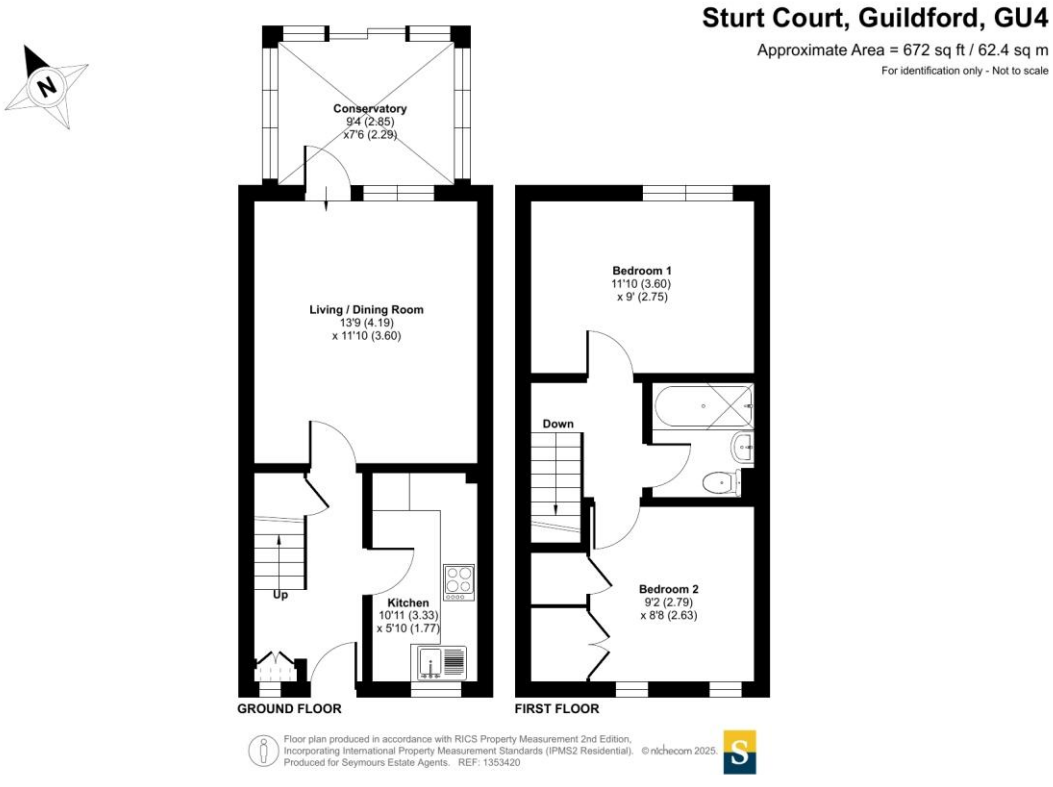


This charming two-bedroom terraced house, recently redecorated, is located in the sought-after Merrow Park area, offering convenient access to Guildford town centre while being close to excellent local schools and is presented to the market with no onward chain. The property is tucked away in a cul-de-sac with no through traffic, creating a quiet and safe setting. It also benefits from its own garage with a private drive, situated approximately 15 metres from the property within a block of four garages, a rare and valuable feature.

Approached via a neat path with slate chippings on either side, the home has a tidy and welcoming first impression. Inside, the property is well-presented and neutrally decorated, allowing a new owner to move straight in. The bright and airy living room, finished in a soft cream décor with light laminate flooring, opens through a glass door into the conservatory. This additional living space enjoys full views of the garden, creating a peaceful setting filled with natural light. The garden itself is enclosed with fencing, ensuring privacy, and is neatly maintained. The modern kitchen is both stylish and practical, fitted with crisp white cupboards and marble-effect countertops, providing generous workspace for meal preparation.

Upstairs, the two bedrooms have been redecorated in calming beige tones with wood-effect flooring, creating a warm and inviting atmosphere. The second bedroom also benefits from built-in wardrobes for convenient storage. The bathroom has been modernised with elegant marbled tiling and sleek white fittings. The bathroom also features a power shower, supplied by its own pump located in the attic, providing excellent water pressure. The attic itself offers additional practicality, with part of it boarded for storage and fitted with mains-powered lighting.

Merrow Park is situated approximately 3 miles north-east of Guildford town centre, which provides a wide range of shopping and leisure amenities together with two stations offering services to London. Within the development there are local shops for day-to-day needs, with Sainsbury's and Aldi supermarkets nearby in Burpham. The Spectrum leisure complex is within 2 miles, as is access to the A3 northbound carriageway leading to London and the M25. The property is also within walking distance of a large GP surgery, as well as several excellent schools, including St Peter's Roman Catholic School, George Abbot School, and Merrow Infant School.



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