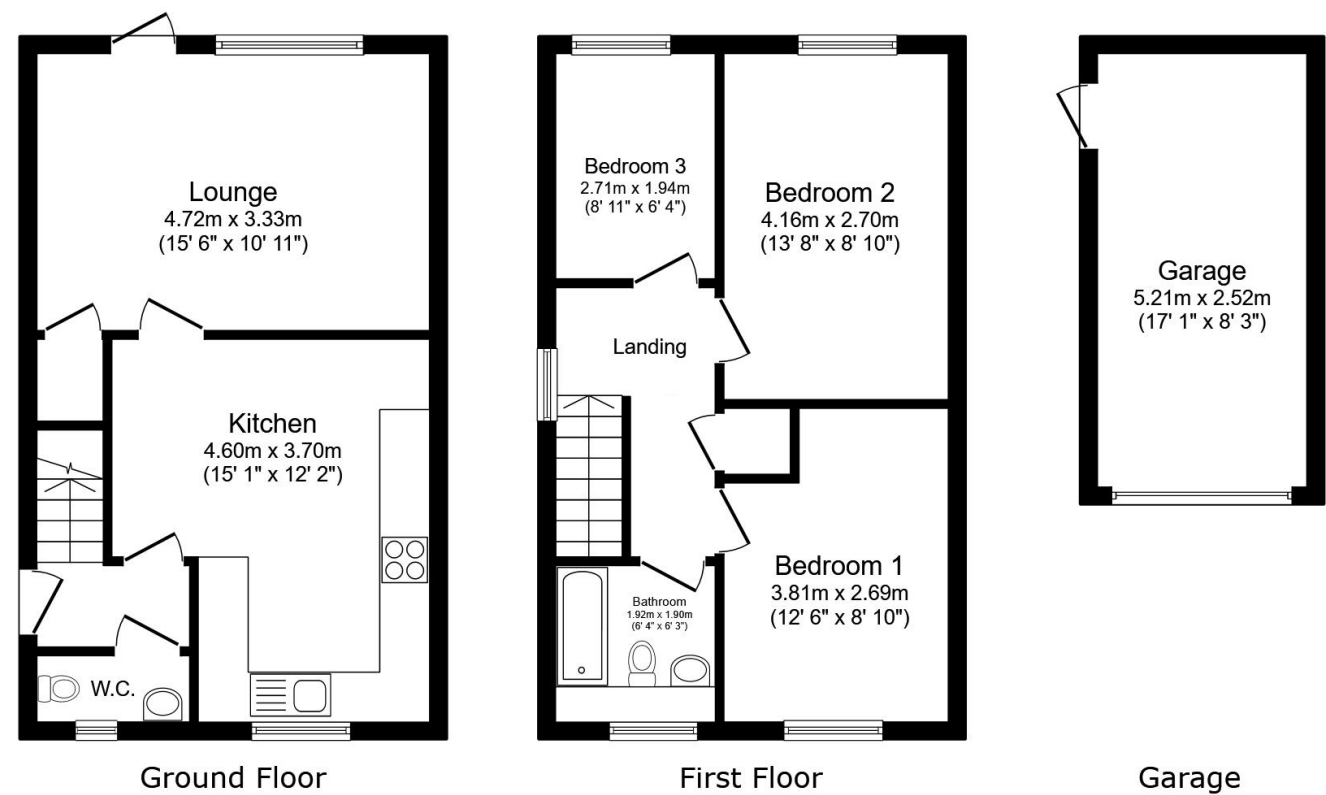


Floorplan



Total floor area: 88.9 sq.m. (957 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Seymours



6 Greenhill Gardens
Guildford
£465,000 Guide Price

Arrange a viewing: 01483 300667

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 3 bedrooms
- 1 bath
- EPC Rating To be confirmed
- 957 sq. ft

- Freehold
- End of terrace
- Spacious living room
- Downstairs cloakroom
- Well-appointed bedrooms
- Rear garden with patio
- Allocated parking
- Garage
- Ultrafast broadband available

Situated in the highly sought-after area of Merrow, this attractive end of terrace home offers spacious and well-proportioned accommodation throughout, together with excellent potential for a new owner to update and personalise to their own taste. Occupying a pleasant position within a quiet residential setting, the property benefits from front and rear gardens, a detached garage and a practical layout that will appeal to families, first-time buyers and those looking to downsize alike.

The accommodation begins with a welcoming entrance hall, where there is a useful ground floor cloakroom and access to the principal living spaces. The kitchen is fitted with a comprehensive range of wall and base units, providing ample storage and worktop space, with room for a dining table, making it an ideal space for everyday family meals. The generous sitting room is positioned to the rear of the property and enjoys an attractive outlook over the garden. Flooded with natural light from the large window and glazed door, this comfortable reception room provides an excellent space for both relaxing and entertaining, with direct access to the patio and garden beyond.

The first floor comprises three bedrooms, including two well-proportioned doubles and a third bedroom that would make an ideal child's room, guest bedroom or home office. The family bathroom is fitted with a bath, wash basin and WC, serving all three bedrooms. Throughout the property there is clear scope for cosmetic improvement, offering purchasers the opportunity to modernise and create a home tailored to their own style and requirements.

Outside, the enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn with mature shrubs and established planting, complemented by a paved terrace that provides the perfect spot for outdoor dining or relaxing during the warmer months. A pathway leads to the detached garage, which offers excellent storage, workshop potential or secure parking, while gated side access provides additional convenience. The front garden is attractively planted, enhancing the property's kerb appeal.

Located in the ever-popular village of Merrow, the property is ideally placed for a wide range of local amenities, including shops, cafés and well-regarded schools. The area also benefits from nearby open countryside and recreational spaces, while Guildford town centre is within easy reach, offering an extensive range of shopping, dining and leisure facilities, together with excellent rail connections to London. This is an excellent opportunity to acquire a well-maintained home in a desirable location with significant potential to add value.

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold



Ideal family home



Opportunity to personalise

