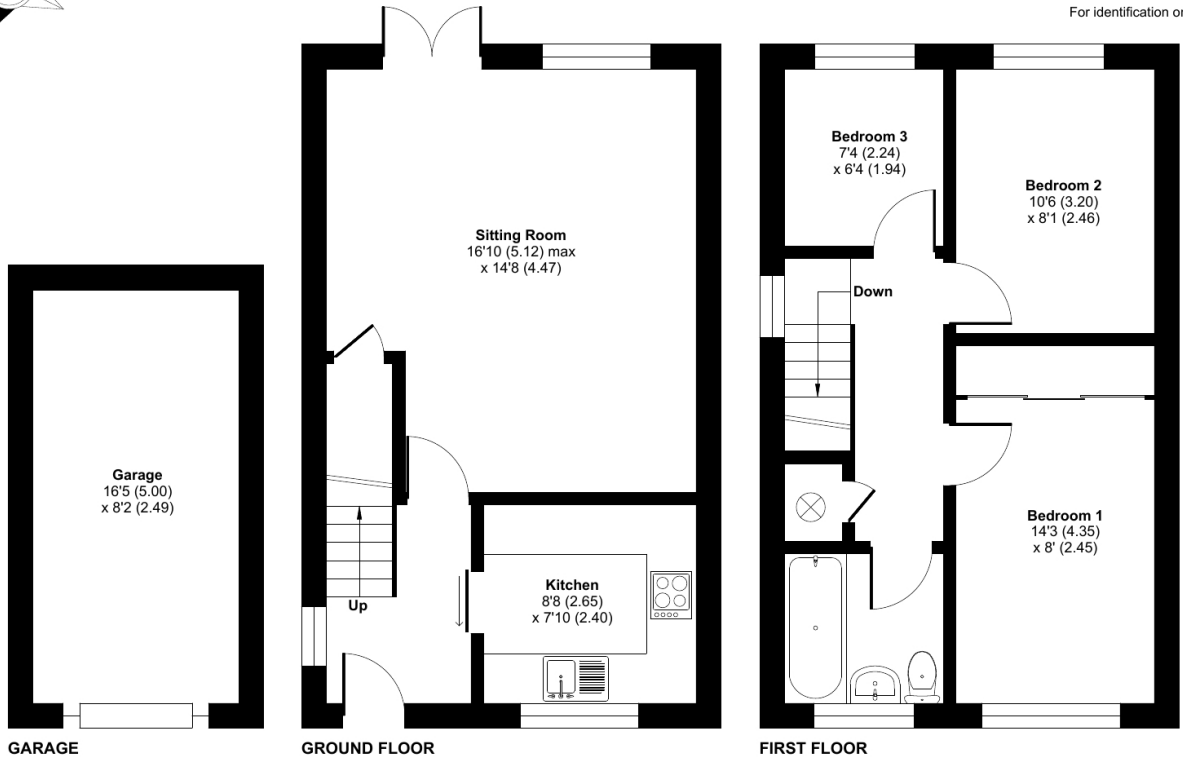




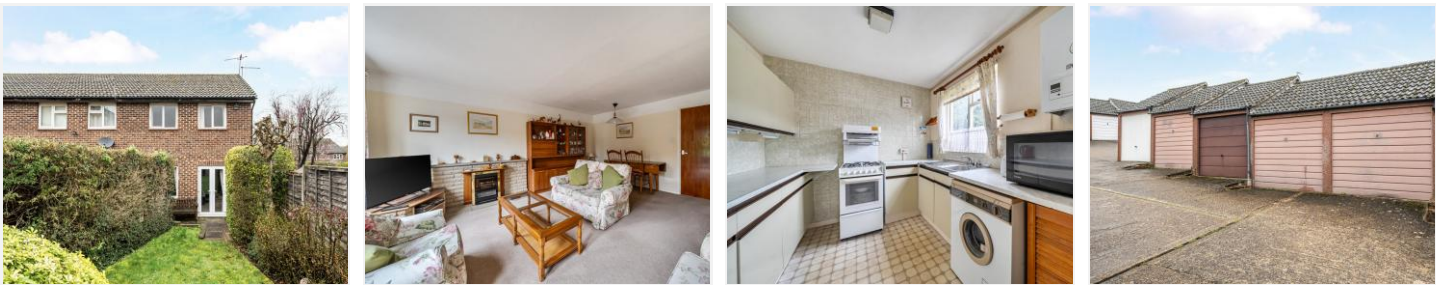
Seymours

Fitzjohn Close, Guildford, GU4

Approximate Area = 738 sq ft / 68.5 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 872 sq ft / 80.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Seymours Estate Agents. REF: 1419459



17 Fitzjohn Close
Merrow

£350,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 300667

Property details

-  3 bedrooms

 1 bath

 EPC Rating D

 872 sq. ft
- Freehold

■ End of terrace

■ Spacious accommodation

■ Enclosed rear garden

■ Garage in a nearby block

■ Excellent location

■ Ultrafast broadband available

This end of terrace house is situated in the popular area of Merrow and offers well-proportioned accommodation, with the added benefit of a garage located in a nearby block. The property presents an excellent opportunity for buyers to update and personalise the space to create their ideal home.

The property is approached via a pathway leading to a covered entrance. Inside, the ground floor comprises an entrance hall with stairs rising to the first floor and access to the reception room. The sitting room is a bright and welcoming space, featuring a large window and glazed doors opening directly onto the rear garden, allowing for plenty of natural light and a pleasant outlook. There is also a stone fireplace creating a focal point to the room. The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, along with room for freestanding appliances.

Upstairs, there are three bedrooms, including a generous main bedroom with built-in storage. The remaining bedrooms offer flexibility for family living, guests or a home office. The family bathroom is fitted with a bath, wash hand basin and WC.

To the rear, the garden is mainly laid to lawn with established hedging and fencing to the boundaries, creating a good degree of privacy. A paved terrace immediately to the rear of the house provides space for outdoor seating and entertaining. The property also benefits from a garage in a nearby block, ideal for additional storage or parking.

Merrow Park is situated approximately 3 miles to the Northeast of Guildford Town Centre, which provides a wide range of shopping amenities together with two stations having services to London. Within the development there is a doctor's surgery, a chemist and a delicatessen, with a Sainsburys super store at nearby Burpham. The Spectrum leisure complex offering a variety of activities is within 2 miles as is access onto the A3 northbound carriageway leading to London and the M25 interchange which is gained from the outskirts of Burpham. Both St Peters Roman Catholic School and George Abbot School are located within one mile and Merrow Infant School is within walking distance.

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

Viewings by appointment only
[01483 300667](tel:01483300667) / sales@seymours-burpham.co.uk



Well landscaped garden



Close to excellent schools and amenities

