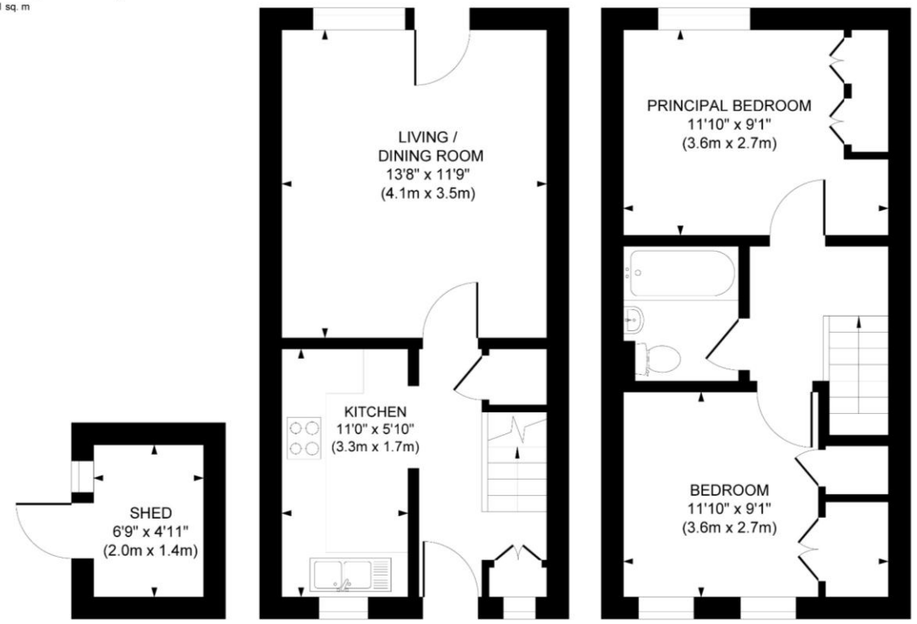
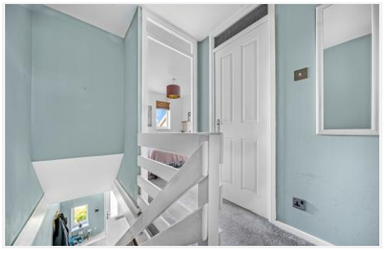
Floorplan

Approximate Gross Internal Area
Main House 593 sq. ft / 55.14 sq. m
Outbuildings 32 sq. ft / 3.06 sq. m
Total 626 sq. ft / 58.21 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.







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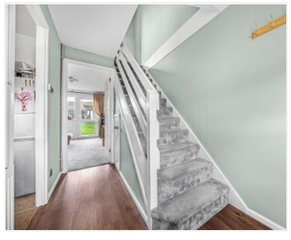

Ashbury Crescent
Guildford
£390,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
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Arrange a viewing: 01483 300667

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 593 sq. ft
- London Road (Guildford) 1.44 miles
- Freehold
- Terraced
- Modern decor throughout
- Loft access
- Private garden
- Allocated parking space
- Close to local amenities
- Ultrafast broadband available

This charming mid-terrace home in the heart of Merrow Park offers a warm and welcoming atmosphere from the moment you arrive. A neat front garden with a tidy hedge and a small tree frames the approach to the front door, setting a peaceful first impression. The location is especially convenient, with a range of local amenities just moments away and excellent transport links providing straightforward access to Guildford and onward to London.

Inside, the house has been thoughtfully styled to create a modern yet comfortable living environment. The kitchen features contemporary white shaker-style cabinetry paired with dark wood-effect worktops, complemented by earthy, brick-style splashback tiles that bring warmth and texture to the space. The kitchen is further enhanced by a fitted dishwasher. The living and dining area feels bright and inviting, with soft grey carpeting and light, neutral walls that make it easy to imagine relaxing or entertaining. A glass door at the rear opens directly onto the garden, allowing plenty of natural light to fill the room and offering a pleasant connection to the outdoors. Another highlight of the property is the modern boiler.

Upstairs, the two bedrooms each have their own character while maintaining a cohesive, stylish look. Both include built-in wardrobes, and each features on-trend half wall panelling as a decorative focal point. One room is finished in a gentle sage green, creating a calming atmosphere, while the other has a soft blush-pink palette for a more playful, cosy feel. The bathroom is fresh and simple, fitted with classic white sanitaryware and accented with a line of blue diamond tiles that add a subtle splash of colour.

The rear garden provides a tranquil, private space ideal for outdoor dining or relaxation. It includes a patio area, a lawn bordered by fencing, and a mixture of shrubs and hedging that enhance the sense of seclusion. The property also benefits from two allocated parking spaces, adding to its everyday practicality. With Merrow Park's pharmacy, doctor's surgery, dentist, convenience store and hairdresser all close at hand, this home offers a wonderful blend of comfort, style, and convenience.

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

Viewings by appointment only
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Move in ready





Easy access to excellent local amenities

