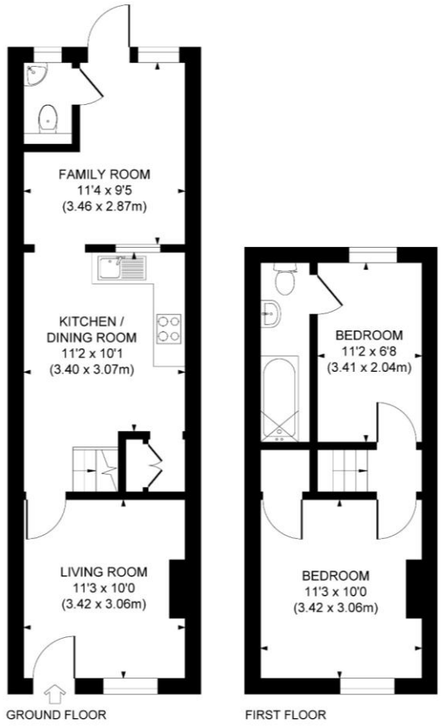
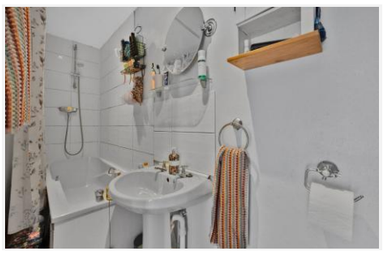
Floorplan



Approximate Gross Internal Area
649 sq. ft / 60.26 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.







Seymours











14 High Path Road
Guildford

£400,000 Offers in excess of

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 649 sq. ft

- Freehold
- Terraced
- No onward chain
- Victorian property with original features
- Excellent decor
- Downstairs cloakroom
- Family room
- Enclosed rear garden
- Ultrafast broadband available

This attractive terraced home in the sought-after area of Merrow is beautifully presented throughout, offering stylish and well-maintained accommodation that is ready to move straight into. The property has been thoughtfully decorated, creating a warm and contemporary feel that flows from room to room.

The ground floor opens into a welcoming living room, providing a comfortable space to relax and entertain. To the rear, the kitchen/dining room is fitted to create a practical and sociable hub of the home, with ample space for dining and everyday living. Beyond the kitchen is a versatile family room, which could be used as a second reception area, home office or playroom, and benefits from direct access to the garden. A cloakroom completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned bedrooms, both finished in keeping with the high standard of presentation found throughout the home. The family bathroom is conveniently positioned between the bedrooms and provides a modern space for everyday use.

Outside, the rear garden is a particular feature of the property. Designed for both relaxation and outdoor entertaining, it includes an attractive decking area that is ideal for al fresco dining and enjoying the warmer months. The garden is fully enclosed by fencing, providing a good degree of privacy and a safe, secluded environment to enjoy.

Combining tasteful décor, versatile living space and a private garden setting, this charming Merrow home presents an excellent opportunity for first-time buyers, downsizers or investors alike.

The property is located in a popular residential road with unrestricted parking. The top of the road leads into Guildford Golf Club and the Merrow Downs with lovely walking, cycling and riding areas. Local shopping is approximately half a mile away and London Road station (which connects with Waterloo) is approximately one and half miles away. There is easy access to the A3 at nearby Burpham Village. The historic town of Guildford, with its wide range of shopping and recreational facilities, is also approximately one and a half miles away.

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



Move-in ready





Close to Merrow Downs



Viewings by appointment only
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