

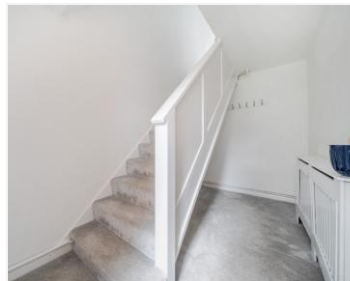


Seymours



21 Merrow Court Levyldene, Guildford

£325,000 Guide Price



Arrange a viewing: 01483 300667

Property details

-  2 bedrooms
-  1 bath
-  EPC Rating C
-  861 sq. ft

- Leasehold
- Split-level maisonette
- Excellent location
- Well decorated throughout
- Modern kitchen and bathroom
- Communal gardens
- Residents parking
- Superfast broadband available



This well-presented split-level maisonette offers bright, spacious accommodation arranged over two floors, combining generous living space with a practical layout. Situated within a well-maintained development with attractive communal gardens, the property has been tastefully updated throughout, making it an ideal choice for first-time buyers, professionals or investors.

The accommodation is accessed via a private entrance with a useful ground floor storage area before stairs rise to the main living level. The first floor comprises a modern kitchen/breakfast room, fitted with a range of contemporary white units, contrasting worktops and stylish tiled splashbacks, providing ample storage and workspace for everyday living. Across the landing, the spacious sitting room enjoys a pleasant outlook and offers plenty of room for both seating and dining, creating a bright and welcoming space for relaxing or entertaining.

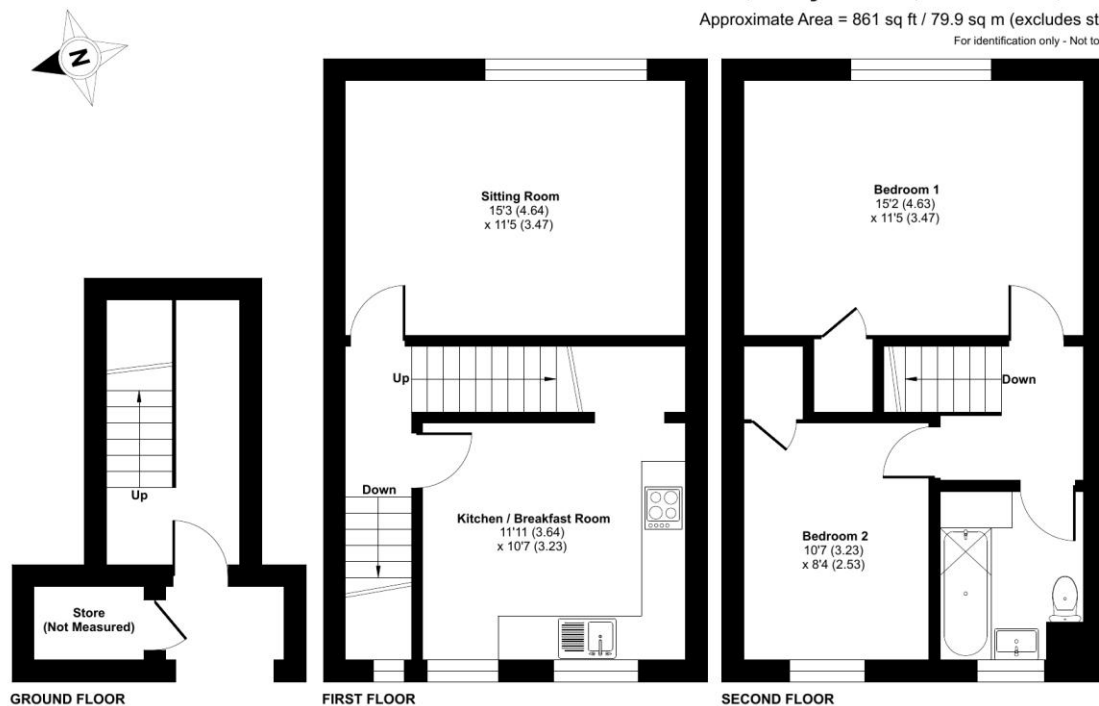
The second floor provides two well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes, while the second bedroom is ideal as a guest room, nursery or home office. A modern family bathroom completes the accommodation, featuring a contemporary white suite with attractive tiling and a shower over the bath.

The property has been refreshed with neutral décor and new flooring in many areas, allowing buyers to move straight in while still offering scope to personalise. Externally, residents benefit from well-kept communal grounds and the peaceful setting of this established residential development.

Merrow Court, Levylsdene, Guildford, GU1

Approximate Area = 861 sq ft / 79.9 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Seymours Estate Agents. REF: 1484900



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