

MERROW WOODS

GUILDFORD • SURREY

20 MERROW WOODS, GUILDFORD, SURREY, GU1 2LH

This beautifully presented detached bungalow has been fully renovated throughout, creating a stylish and contemporary home finished to a high standard. Set behind an attractive frontage, the property benefits from a generous block-paved driveway providing ample off-road parking, an integral garage and an appealing front garden enclosed by traditional stone walling.

Upon entering, a welcoming entrance hall leads through to the principal reception areas and bedrooms. The spacious sitting room provides a comfortable setting for relaxation, featuring neutral décor, attractive flooring and a charming fireplace that creates a focal point to the room. The separate dining room offers an ideal space for entertaining and family meals, with a natural connection to the kitchen and the wider living accommodation.

The impressive kitchen/breakfast room has been finished in a sleek, contemporary style, featuring an extensive range of modern white cabinetry, integrated appliances, elegant work surfaces and a central island with breakfast bar seating. Large windows allow plenty of natural light to flow through the space, creating a bright and inviting environment for everyday living. A separate utility room provides additional practicality and useful space for laundry and household tasks.

The property offers three bedrooms, providing flexible accommodation for families, visiting guests or those requiring a home office. The bedrooms are presented in a fresh, neutral style, with the principal bedroom benefiting from fitted mirrored wardrobes. The remaining bedrooms offer versatile options to suit a variety of needs. The bathroom has been beautifully updated with contemporary tiling, a modern vanity unit, a bath and a separate shower enclosure, complemented by sleek fittings and a clean, refined finish. A further separate WC adds convenience.

Externally, the rear garden provides a lovely outdoor space, featuring a paved patio ideal for outdoor dining and entertaining, a lawn and established trees and planting that offer a pleasant degree of privacy. The integral garage and extensive driveway further enhance the practicality of the property.

Having undergone a comprehensive renovation, this attractive home combines modern finishes with a well-considered layout and versatile single-storey living. Offered to the market with no onward chain, it presents an excellent opportunity for buyers seeking a move-in-ready property.



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LOCATION

Merrow Woods is located approximately 1.5 miles from Guildford Town Centre and between the villages of Merrow and Burpham. Local shops catering for daily needs can be found within easy walking distance, together with regular bus services to and from Guildford. The property is particularly well placed for excellent local schools including St Thomas's Primary, Boxgrove Junior School and St Peter's Roman Catholic Secondary schools, as well as George Abbot Secondary school. The Spectrum Leisure Complex is approximately ¾ mile and London Road Station is within 1.5 miles.









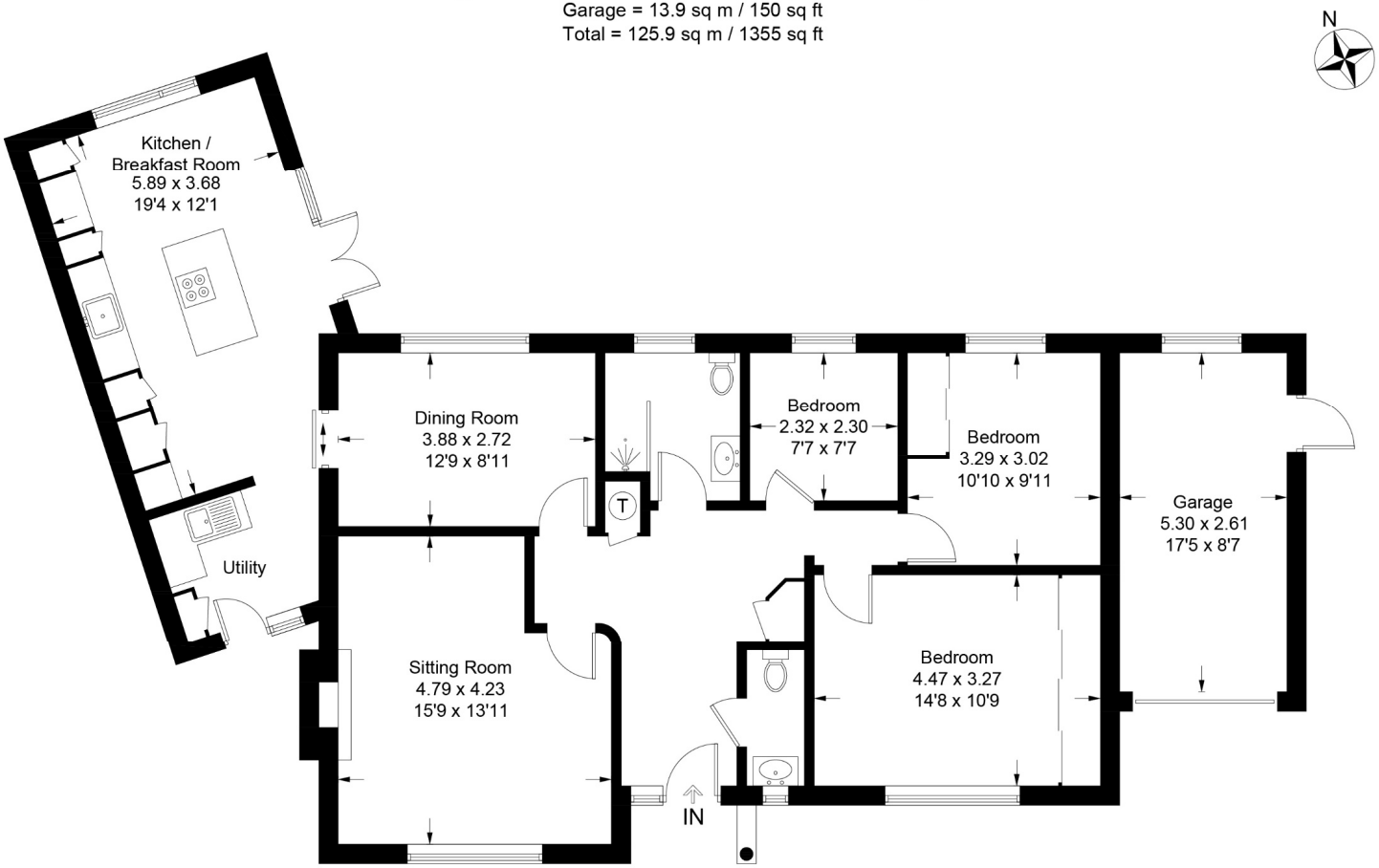




ACCOMMODATION & SPECIFICATION

- Freehold
- Detached
- No onward chain
- Newly renovated throughout
- Welcoming hallway
- Living room with open fireplace
- Dining room
- Modern kitchen
- Utility room
- Contemporary bathroom
- Separate WC
- Well-appointed bedrooms
- Enclosed rear garden with new patio
- Garage
- Driveway parking
- Council tax band: F
- EPC Rating: D
- Ultrafast broadband available

Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 125.9 sq m / 1355 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1345386)

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