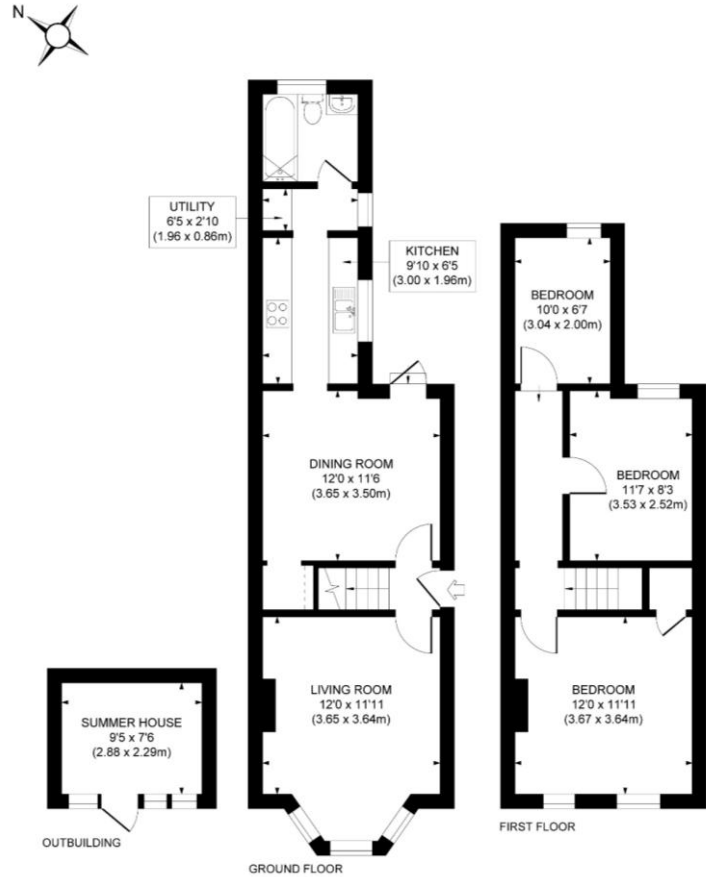


Floorplan

Approximate Gross Internal Area  
Main House 861 sq. ft / 79.99 sq. m  
Outbuilding 71 sq. ft / 6.59 sq. m  
Total 932 sq. ft / 86.58 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



78 High Path Road  
Guildford

£550,000 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

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Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 932 sq. ft

- Freehold
- Semi-detached
- Period charm with modern features
- Living room with bay window
- Modern bathroom
- Utility area
- Well-appointed bedrooms
- Enclosed rear garden
- Summer house with electricity
- Ultrafast broadband available

**This well-presented three-bedroom semi-detached house in Merrow offers a versatile and practical home, combining generous living accommodation with a number of useful features for modern family life. The property benefits from two reception rooms, a well-equipped kitchen, a family bathroom, and a separate utility area. There is also a mature rear garden with a versatile summer house, currently used as a home gym.**

Internally, the property has a bright and welcoming layout. The living room retains a strong sense of character, with a bay window fitted with shutters, wooden flooring and an attractive black period-style fireplace with surrounding cabinetry. The adjoining dining room is a generous and versatile space, with wooden flooring and a glazed rear door providing a pleasant connection to the garden.

The kitchen has been fitted with contemporary white cabinetry, dark work surfaces and contrasting black tiled splashbacks. There is good natural light from the large rear-facing window, while a range-style cooker and modern appliances provide a practical cooking environment. A useful utility area and downstairs bathroom complete the ground-floor accommodation.

The family bathroom has a contemporary finish, with large charcoal-grey wall tiles, a white bath and sanitaryware, and a frosted window providing natural light while maintaining privacy.

Upstairs, the property offers three bedrooms. The principal bedroom is bright and spacious, with two windows fitted with shutters, while the second bedroom also benefits from plenty of natural light and built-in workspace potential. The third bedroom is currently arranged as a home office and could easily fit a single bed, making it particularly adaptable for modern family life.

Outside, the rear garden is a notable feature, being mature, leafy and enclosed by substantial planting. A paved seating area provides space for outdoor dining and entertaining, while the remainder of the garden offers lawn and established borders. At the rear is a timber summer house, currently used as a home gym, providing valuable additional recreational or workspace, equipped with electricity and a heated floor.

Overall, this is a characterful and well-presented Merrow home offering three bedrooms, in an excellent area, very close to Merrow Downs and Guildford Golf Club, whilst being walking distance to some of Guildford’s best schools. It successfully combines period charm with practical spaces suited to family living and working from home.

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

