



Seymours



2 Highgrove House Guildford

£200,000 Guide Price

Arrange a viewing: 01483 300667

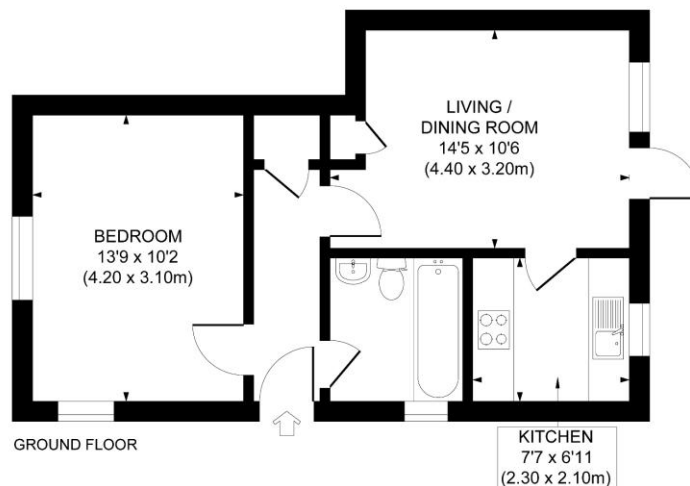
Property details

-  1 bedroom
-  1 bath
-  EPC Rating C
-  449 sq. ft

- Leasehold, 144 years remaining
- Ground floor maisonette
- New boiler
- Plenty of storage
- South facing communal gardens
- Allocated parking
- Superfast broadband available
- Service charge: £1253.64pa
- Peppercorn ground rent



Approximate Gross Internal Area
449 sq. ft / 41.67 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.

This well-presented ground floor maisonette is situated in the popular residential area of Merrow. The property benefits from its own private entrance, with a pleasant outlook over the surrounding residential area.

Internally, the accommodation is centred around a bright and welcoming living/dining room. The room benefits from plenty of natural light, with a glazed door opening directly onto the garden, creating a good connection between the indoor and outdoor spaces. There is ample room for both comfortable seating and dining, while the current arrangement also incorporates a useful home-working area.

The kitchen is a practical, well-equipped space with a range of fitted wall and base units, contrasting work surfaces and integrated cooking facilities. There is also a window overlooking the communal gardens, providing natural light and ventilation.

The property offers a generous double bedroom with two windows, fitted with shuttered blinds and curtains, and plenty of space for bedroom furniture, as well as fitted wardrobes. The room is tastefully decorated and has a calm, contemporary feel.

The bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC. Neutral tiling provides a clean and timeless finish, with useful storage and shelving incorporated into the room.

Outside, the maisonette benefits from a garden area, providing a pleasant space for sitting outdoors and enjoying the surrounding greenery. There is also useful storage in the porch, adding to the property's practicality.

Overall, this is an appealing ground floor maisonette offering well-proportioned accommodation, a bright living space with direct garden access, a good-sized bedroom, practical kitchen and bathroom facilities, and attractive outside space in a sought-after Merrow setting.

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