

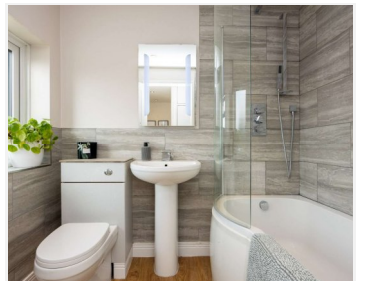


Seymours



87 Bushy Hill Drive
Guildford

£450,000 Guide Price



Arrange a viewing: 01483 300667

Property details

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

- Freehold
- Semi-detached
- Excellent decor throughout
- Spacious living room
- Modern kitchen
- Study
- Well-appointed bedrooms
- Enclosed rear garden
- Driveway parking
- Garage
- Ultrafast broadband available

This well-presented semi-detached house is situated in the popular Bushy Hill area of Merrow and offers an excellent opportunity for a first-time buyer or investor. The property is in excellent condition throughout, combining a welcoming, practical layout with modern finishes and a comfortable, homely feel.

The ground floor provides a bright and spacious living room, together with a particularly attractive kitchen/dining room. The kitchen has been thoughtfully fitted with contemporary cabinetry, contrasting work surfaces and metro-style tiled splashbacks, while the adjoining dining area provides plenty of space for entertaining and family meals. There is also a useful study, ideal for working from home, along with access to the rear garden.

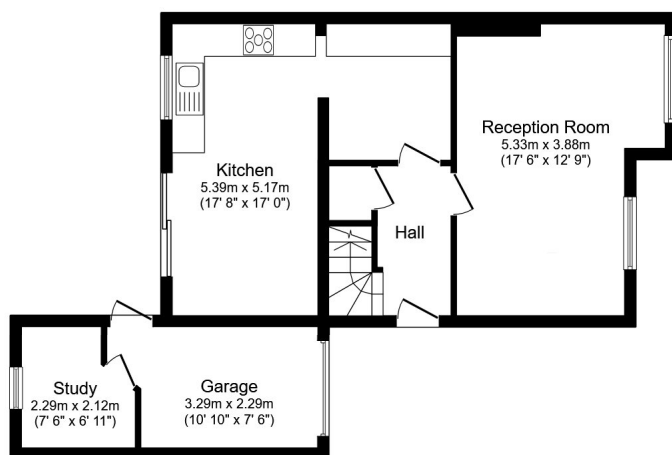
Upstairs are two well-proportioned bedrooms, including a generous main bedroom with fitted storage, alongside a smartly presented shower room. The accommodation is complemented by a tasteful neutral décor, creating a light and versatile home that can easily be personalised by its new owners.

Outside, the property benefits from a private rear garden designed for both relaxation and entertaining. A raised decked seating area provides an attractive space for outdoor dining, while established planting and raised beds add colour and interest. To the front is a driveway providing off-road parking, together with a garage, offering valuable additional storage.

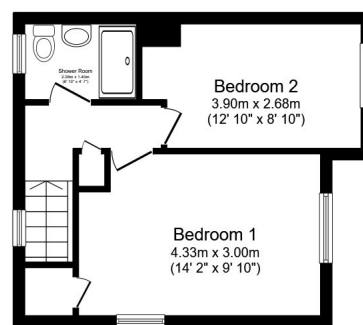


Overall, this is a particularly appealing home for those looking to take their first step onto the property ladder. Its excellent condition, practical accommodation, home-working space, private garden and convenient setting within Bushy Hill, Merrow make it an ideal starter home.

Bushy Hill is located about three miles from the historic Town Centre and close to Merrow Downs and Guildford Golf Club. There are shops for day-to-day needs in Merrow Village and popular schools such as George Abbot, St Peter's RC Comprehensive and Boxgrove Primary School are close-by. Spectrum leisure complex offering a variety of activities is within two miles as is access onto the A3 northbound carriageway leading to London and the M25 interchange which is approached from the outskirts of Burpham Village.



Ground Floor



First Floor

Total floor area: 91.6 sq.m. (986 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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