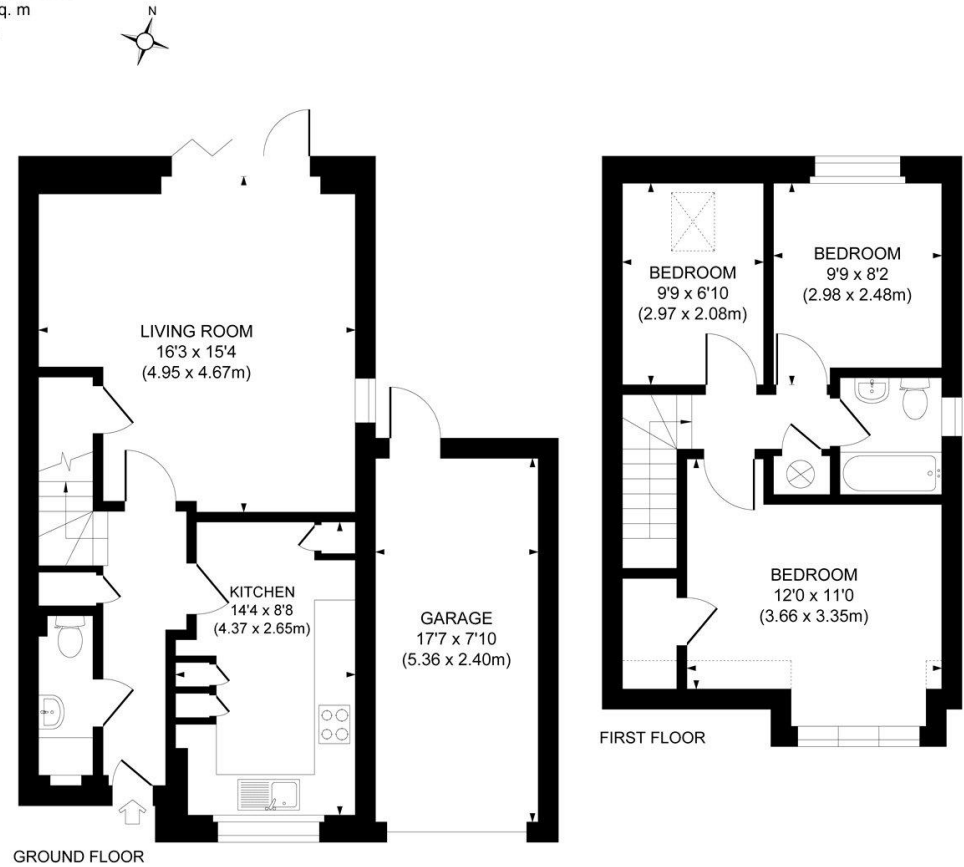


Floorplan

Approximate Gross Internal Area
Main House 847 sq. ft / 78.65 sq. m
Garage 138 sq. ft / 12.86 sq. m
Total 985 sq. ft / 91.51 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



9 Miller Road
Guildford
£500,000 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 C
 985 sq. ft

- Freehold
- Semi-detached
- Potential to modernise
- Enclosed rear garden
- Garage
- Driveway parking
- Ultrafast broadband available

Offered to the market with no onward chain, this three-bedroom semi-detached home is situated in a cul-de-sac within the popular Merrow Park development. The property provides a spacious sitting/dining room opening onto the rear garden, together with a garage, in a convenient setting close to local amenities and schools.

The entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor and a useful cloakroom fitted with a WC and washbasin. The layout separates the kitchen at the front from the main living space overlooking the garden.

The sitting/dining room is a bright and spacious room with ample space for both seating and a dining table. Glazed doors open directly onto the patio, connecting the room with the garden, while an additional side window brings in further natural light. Wood-effect flooring extends throughout, and a built-in cupboard provides useful storage.

The kitchen is fitted with a range of white wall and base units, complemented by work surfaces and tiled splashbacks. A window overlooks the front of the property, with a built-in oven, hob and extractor, alongside space for further appliances.

Upstairs, the principal bedroom is a generous double with a front-facing dormer window and built-in storage. Two further bedrooms overlook the rear, one with a rooflight, providing flexibility for family accommodation or a home office. The bathroom is fitted with a bath with shower over, washbasin and WC, together with a heated towel rail and window.

Outside, the rear garden features a paved patio adjoining the house, with a lawn beyond and established shrubs and trees around the boundaries. The garden offers space for outdoor dining and gardening, with fencing enclosing the plot.

Miller Road forms part of Merrow Park, approximately three miles from Guildford town centre. Local amenities include shops and a doctor's surgery, with further shopping facilities in nearby Burpham. Merrow Infant School, George Abbot School and St Peter's Catholic School are nearby, while Merrow Common offers countryside walks. Guildford provides a wider selection of shops, restaurants and leisure facilities, together with rail connections to London Waterloo. The A3 is also readily accessible, providing links towards London and the M25.

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 300667 / sales@seymours-burpham.co.uk



Excellent location



No onward chain

