



12 Merrow Woods, Guildford GU1 2LH



COLLINS
Independent Estate Agent





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£489,995

Freehold

A detached three bedroom bungalow in a peaceful Merrow cul de sac that was designed and self-built by the current owners circa 1964. The property features driveway parking and a detached garage and a very pleasant southerly aspect rear garden. Similar properties nearby have converted the generous loft space and also extended to create larger family sized space or it is perfect as a down sizers property with plenty of good local amenities close by. Features include gas central heating, double glazing and a large open plan L shape living/dining area with obvious scope to create a larger kitchen dining area.



- Peaceful Merrow cul de sac
- Driveway and detached garage
- L shape living room with doors to garden
- Stone built living room fireplace
- Modern fitted kitchen
- New large shower cubicle to bathroom
- Gas central heating & Double glazing
- Loft conversion potential
- Southerly aspect garden
- EPC - D





Located on one of Merrow's most popular residential streets, and conveniently situated within a short walk of highly sought after schooling, nursery and a parade of local shops, this bungalow is perfectly located. Being in a cul de sac and free from passing traffic creates a peaceful environment to live but also is within easy reach of the town centre. The town is surrounded by some lovely countryside particularly Pewley Downs and Guildford Golf Course leading through to Newlands Corner.



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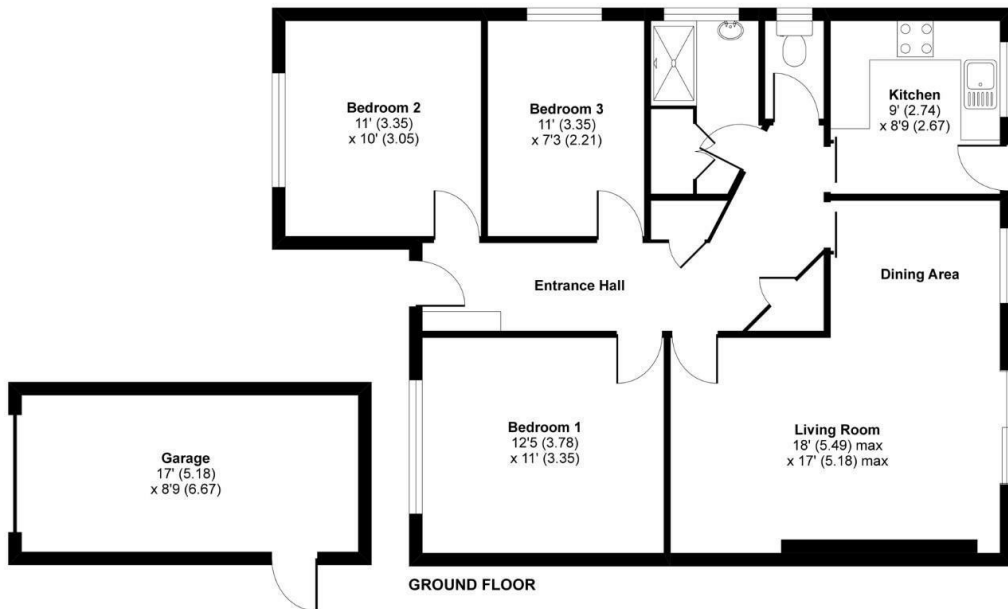
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Approximate Area = 878 sq ft / 94.2 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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