



6 Martindale Close, Guildford GU4 7EL



COLLINS
Independent Estate Agent





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Asking price £495,000
Freehold

This three bedroom terraced house is found in a close on the outskirts of Merrow Park fronting gardens and hedge row. The property is approached by foot from the parking area and there is also a garage and rear gated access from the west backing garden. The property is well presented throughout with recent additions since my clients purchase in 2019 to include a new porch and double glazed conservatory. The previous owners transformed the home by creating a modern open plan theme to the ground floor combining the sitting room/dining room and kitchen, as one. The three bedrooms are served by a smart refitted bathroom on the first floor. Heating is provided by a gas fired combination boiler that powers hot water radiators and the domestic hot water. In addition there is electric under floor heating to the open plan living area of the ground floor. The whole property is double glazed as well making this a cosy modern home. To summarise, great location, family home and well presented.

- Freehold three bedroom house
- Contemporary open plan living
- New conservatory & porch
- West backing private garden
- Allocated parking
- Pleasant outlook
- Great location for schooling
- EPC - C
- Council tax band - D





This three bedroom home is found in a lovely spot on the outskirts of Merrow Park, approached by foot from the parking area. The close has a strong friendly, neighbourly, community atmosphere and there is a range of ages and situations amongst the residents. Merrow Park offers a variety of amenities for day to day needs including a chemist, hair dressers, post office and a Doctors surgery. Merrow village is close by providing a range of local shops including an M&S. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, Boxgrove Primary, St Thomas of Canterbury, St Peters and George Abbot.



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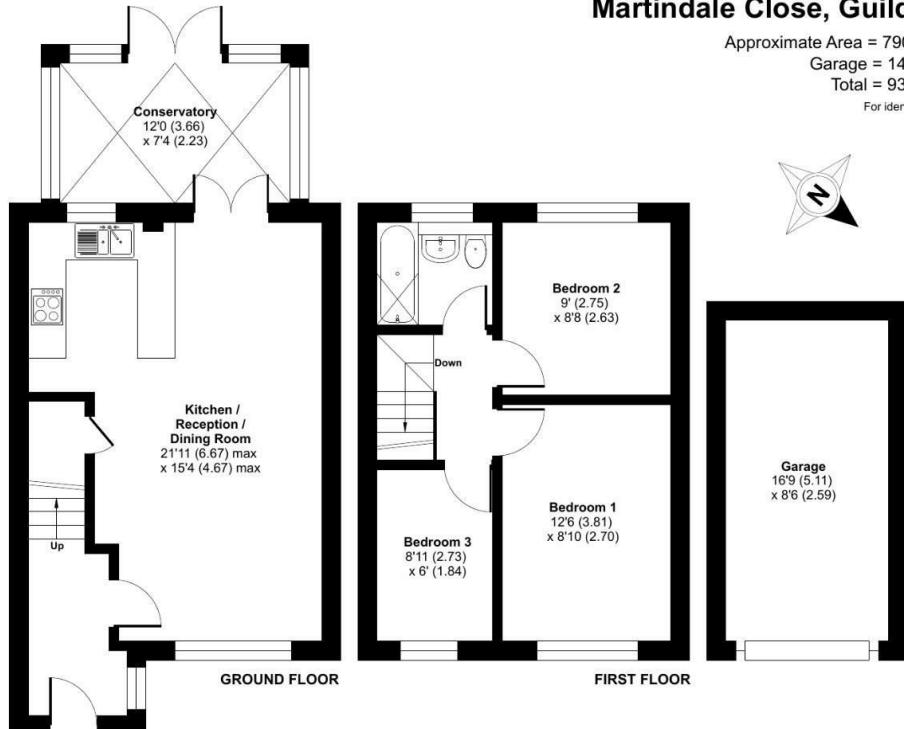
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Approximate Area = 790 sq ft / 73.3 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 932 sq ft / 86.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1401520



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