

## ESTATE AGENT



Greenhill Gardens, Merrow Park Guildford, Surrey GU4 7HH

Guide Price £425,000

\*\*NO ONWARD CHAIN\*\* Having been recently completely refurbishment throughout, this stunning two double bedroom house is located at the end of a quiet cul de sac within a highly desirable area.

Further features include ample on street parking and a garage.







## Description

\*\*NO CHAIN\*\*

This two double house has recently undergone complete refurbishment and is presented in beautiful order throughout.

The property is accessed through a porch with a meter cupboard and on the ground floor the accommodation comprises an entrance hall leading to a recently fitted, high specification kitchen with built in appliances and a large lounge with built in storage and access to the garden.

On the first floor the property comprises two double bedrooms and a bathroom with shower.

Further features include ample parking, an enclosed garden and a garage in a nearby, easily accessible block.

The property is light and airy throughout and is located within the catchment of top local schools with main bus routes and local shops close by.

## Ground Floor Approx. 32.7 sq. metres (352.1 sq. feet) First Floor Approx. 33.7 sq. metres (362.7 sq. feet) Bedroom 3.03m x 4.15m (9'11" x 13'7") Hall Kitchen 3.02m x 2.21m (9'11" x 7'3") Bedroom 2.46m x 4.15m (8'1" x 13'7")

Total area: approx. 66.4 sq. metres (714.8 sq. feet)





