



'Tayelend', Merrow Street, Merrow, Guildford, Surrey, GU4 7AT

**'TAYELED', MERROW STREET,
MERROW, GUILDFORD, SURREY, GU4 7AT**

DETACHED GABLE-ENDED
HOME

THREE BEDROOMS

BATHROOM & SHOWER ROOM

LIVING ROOM

KITCHEN/BREAKFAST ROOM

DINING ROOM

POTENTIAL TO EXTEND, STPP

BEAUTIFUL, MATURE REAR
GARDEN

CLOSE TO LOCAL SHOPS & GP
SURGERY

EPC: C



A charming 3-bedroom detached property complimented by a private and attractive rear garden; conveniently located for the shops in Merrow village and excellent local schooling.

THE PROPERTY

Located on a quiet no-through road in Merrow, this three-bedroom, gable ended property enjoys a wealth of charm throughout. Features to note include a private and beautifully landscaped and rear garden, great living space including living room, kitchen/breakfast room and separate dining room, as well as off-street driveway parking. This home would suit a couple or young family or downsizers, it's perfect for those valuing serenity without sacrificing proximity to amenities as it's close to local shops, excellent schooling and just a couple of miles of Guildford's town centre.

Accommodation comprises: entrance porch; reception hall opening to living room with square bay window; kitchen/breakfast room fitted with wood units, tiled flooring, under stair storage cupboard and side door allowing access to the garden; dining room with doors opening to the rear garden; downstairs shower room. Upstairs; there are three bedrooms with fitted wardrobes/storage cupboards; one of which is currently used as a home office; family bathroom fitted with a modern white suite.



THE GROUNDS

To the front of the property, there is a small secluded area of garden that is hard landscaped with a driveway allowing off-street parking for two vehicles. The rear garden has been beautifully landscaped with a paved sun terrace and area of shingle. The remainder is laid to lawn with mature and well tended borders and a hedged perimeter providing excellent privacy. There is also a large summerhouse equipped with light and power.

SITUATION

Merrow is on the outskirts of Guildford town centre and on the edge of the North Downs. It benefits from sought-after schools, a parade of shops including M&S food, a McColl's shop incorporating a post office, Ashuka Indian restaurant, Horse & Groom gastropub, Bupa dental centre, Boots chemist, doctor's surgery and a couple of golf courses. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. Guildford mainline railway station provides a service to London Waterloo in approx. 37 minutes. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. Additional sporting facilities are well catered for at the Spectrum Leisure Centre. There is an excellent number of both local state and private schools in the locality, serving all age groups.

GUILDFORD HIGH STREET | 2.1 miles

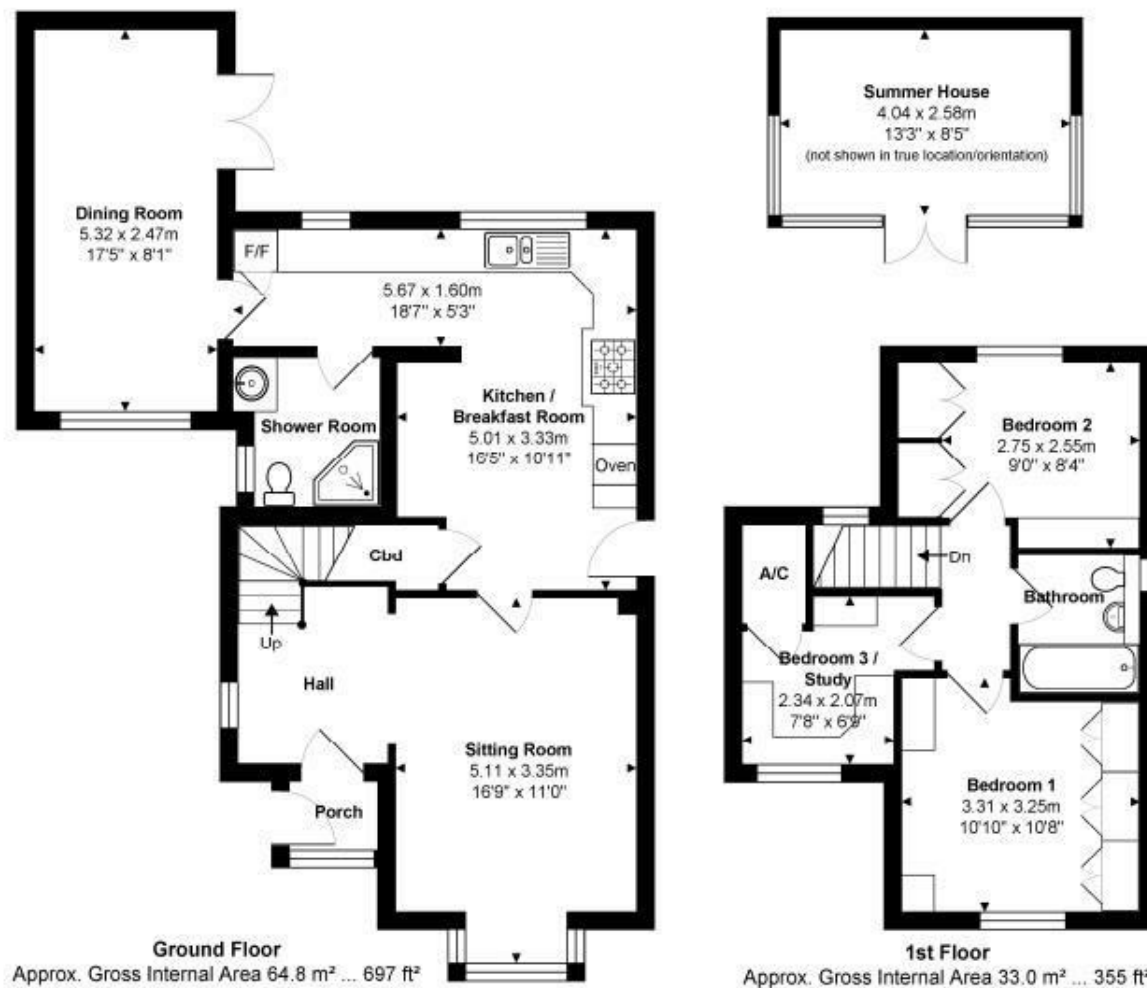
LONDON ROAD STATION | 2.2 miles

GUILDFORD MAINLINE STATION | 3 miles

LONDON WATERLOO | approx. 34 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 30 miles

GATWICK AIRPORT | 23 miles



Total Approx. Gross Internal Area 97.8 m² ... 1053 ft² (excluding summer house)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: F

SERVICES

All mains services connected

5th March 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU4 7AT)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

