



ESTATE AGENTS



150 Bushy Hill Drive, Merrow, Guildford, GU1 2UQ

£380,000

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This chain-free house has been in the same family for many years and now offers an ideal opportunity to refurbish and re-model to suit requirements although it has been re-roofed in that time. Situated in the popular Merrow area of Guildford, this property is within the catchment area of the renowned George Abbot School and within walking distance of local shops.

The covered porch leads to the front door opening into the spacious hall with window to the front and stairs to the 1st floor with storage space below. A doorway leads through into the sitting room with fireplace and large window to the front. An archway to the corner leads through to the dining room to the rear with window overlooking the rear garden. The adjacent kitchen comprises an extensive range of fitted units with space for appliances and window to the rear. A door to the side leads to a useful utility area doors to front and rear, built-in store and separate wc.

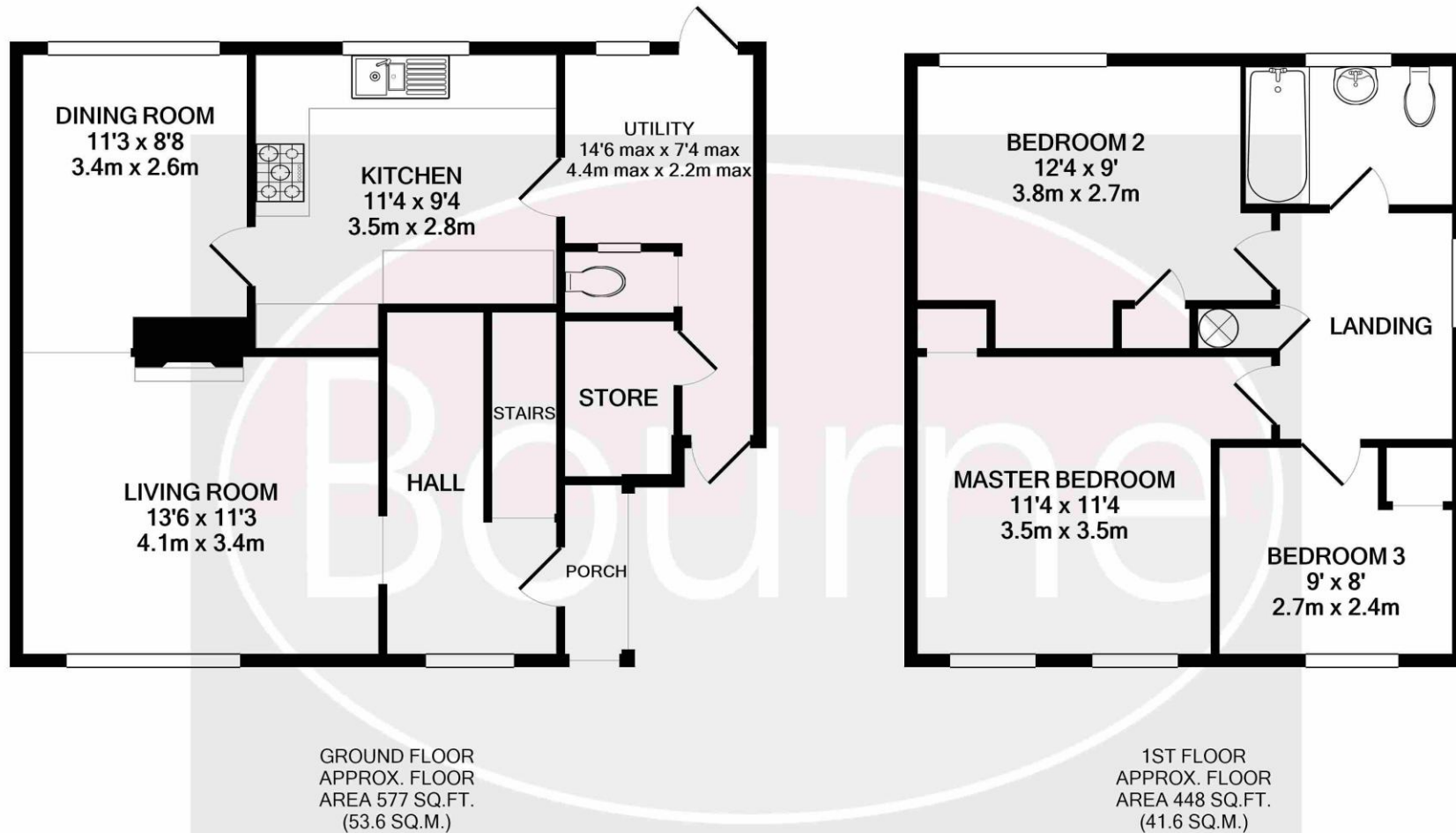
On the 1st floor landing is a window to the side, built-in airing cupboard and access above to the storage loft. On this floor are two double bedrooms, a good size single bedroom and the family bathroom.

The tiered rear garden comprises a patio area with steps up to lawn area with steps up to further seating area to the rear with space beyond with greenhouse.

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Utility & Downstairs WC
- Family Bathroom
- Potential to Refurbish
- George Abbot Catchment Area
- Close to Local Shops
- Popular Merrow Area
- Chain Free



Floor Plan



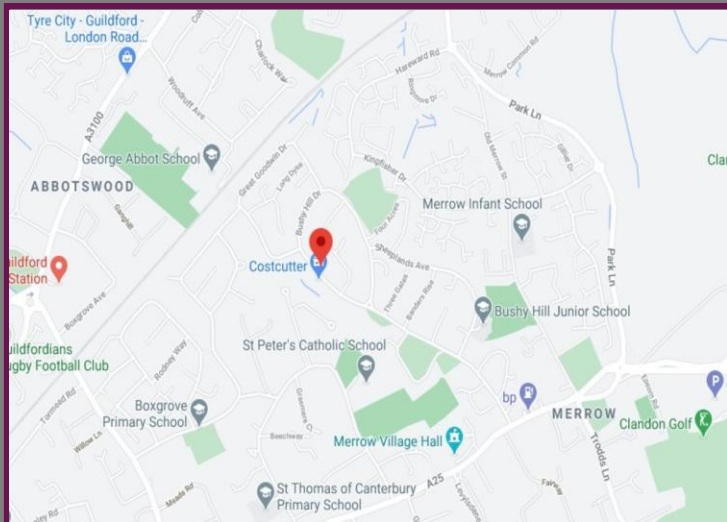
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

The property is located in a popular residential road in the Merrow area of Guildford within the catchment area of the renowned George Abbot School. The nearby A3 provides access to London, the M25 and the South Coast whilst Guildford town centre with its vast array of shops, restaurants and leisure facilities is within approximately 2 miles.



EPC TO FOLLOW

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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