



ESTATE AGENTS



6 Chatfield Drive, Merrow Park, Guildford, Surrey, GU4 7XP

OIEO £700,000

6 Chatfield Drive, Merrow Park, Guildford, Surrey, GU4 7XP

A spacious and extended detached five bedroom, two bathroom family house situated in Merrow Park, one of the most popular residential areas of Guildford, and within the catchment area of excellent local schools and just a mile from the town centre and the A3.

The covered porch leads to the front door opening to the spacious hall with cloakroom and under stairs storage cupboard. A door to the side leads into the large sitting room with square bay window to the front. An archway to the rear leads to the dining room with French doors leading into the conservatory. Also off the hall is a door to the smart, modern kitchen/breakfast room with an extensive range of fitted units with solid oak worktops with integral breakfast bar and built-in oven, gas hob, dishwasher and space for fridge/freezer with large window to rear overlooking the garden. A stable door to the side leads into the large utility room with further fitted units with sink, window and glazed door to rear and door leading into the integral garage with power and light.

The 1st floor landing has a window to the side, built-in linen cupboard and stairs to the 2nd/top floor. To the front is the master bedroom with window to front and door to the rear leading to the modern ensuite shower room. Also on this floor are three further bedrooms and a modern family bathroom.

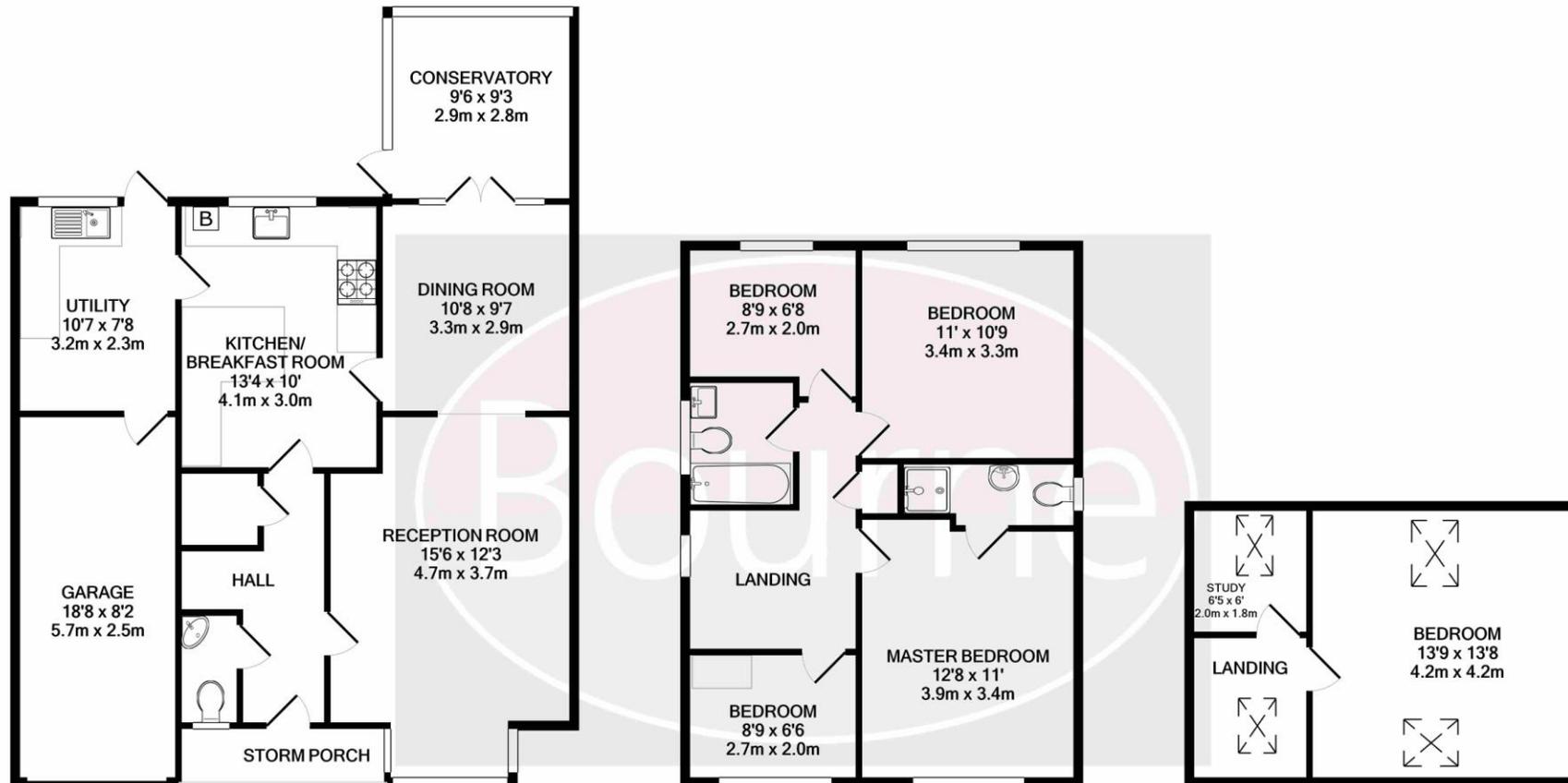
The top floor loft extension comprises a further double bedroom with eaves storage to both sides, and a study.

To the front of the house is a pretty front garden with newly laid driveway with parking for two cars leading to the integral garage with door to the rear to the utility room. This room could easily be converted into further accommodation if required subject to usual consents. The rear garden is a good size and comprises a paved terrace with remainder laid to level lawn with mature shrub and hedge borders providing a good degree of privacy.

- Detached Family House
- Five Bedrooms
- Ensuite, Family Bathroom & Cloakroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room & Study
- Conservatory
- Garage & Driveway Parking
- Excellent Location for Schools



Floor Plan



GROUND FLOOR
 APPROX. FLOOR
 AREA 894 SQ.FT.
 (83.0 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 529 SQ.FT.
 (49.1 SQ.M.)

2ND FLOOR
 APPROX. FLOOR
 AREA 269 SQ.FT.
 (25.0 SQ.M.)

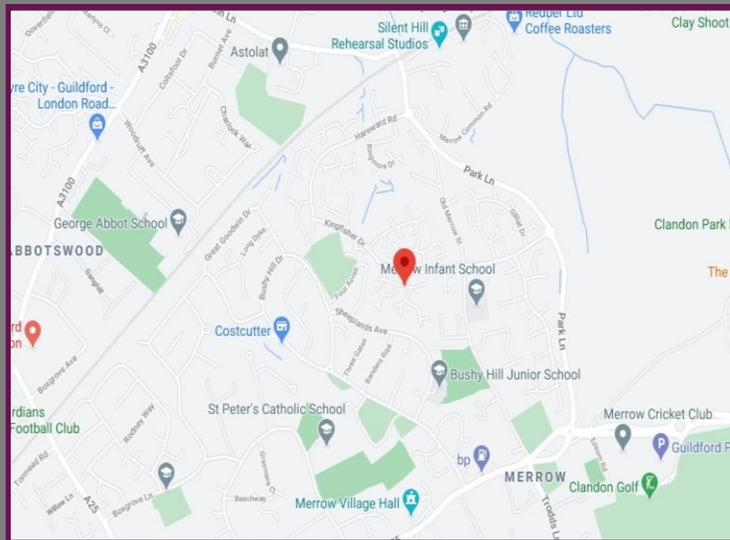
FOR ILLUSTRATIVE PURPOSES ONLY
 TOTAL APPROX. FLOOR AREA 1692 SQ.FT. (157.2 SQ.M.)

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

Made with Metropix ©2021

Location

Chatfield Drive is in the heart of Merrow Park and the area is well served by local bus routes, shops and the A3 which provides access to the South Coast, London and the M25. The property is also within the catchment area of excellent local schools including Boxgrove Primary and George Abbot.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



A refreshing choice...

Guildford Office: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Sales: 01483 458337 | **Lettings:** 01483 458338 | **Web:** www.Bourneestateagents.com

Email: guildford@bourneestateagents.com | **Lettings:** guildfordlettings@bourneestateagents.com