



ALEXANDER RUMSEY
REAL ESTATE

Clayhanger, Guildford, GU4

Offers Over £315,000

2 1 1



NO CHAIN Tucked away on the peaceful residential setting of Clayhanger in Merrow, Guildford, this well-presented two-bedroom end of terrace home offers a fantastic combination of comfort, practicality, and light-filled living - ideal for modern lifestyles.

The property opens into a welcoming entrance hall, leading through to a cloakroom and then a bright and spacious living room, perfect for both relaxing and entertaining. The room enjoys plenty of natural light, creating a warm and inviting atmosphere. To the rear, the contemporary kitchen is thoughtfully arranged with ample worktop and storage space, providing a functional and stylish setting for everyday cooking.

Upstairs, the property features two well-proportioned bedrooms. The principal bedroom is a generous double with a calm, neutral finish, while the second bedroom is perfect as a child's room, guest bedroom, or home office. A modern family bathroom completes the first floor.

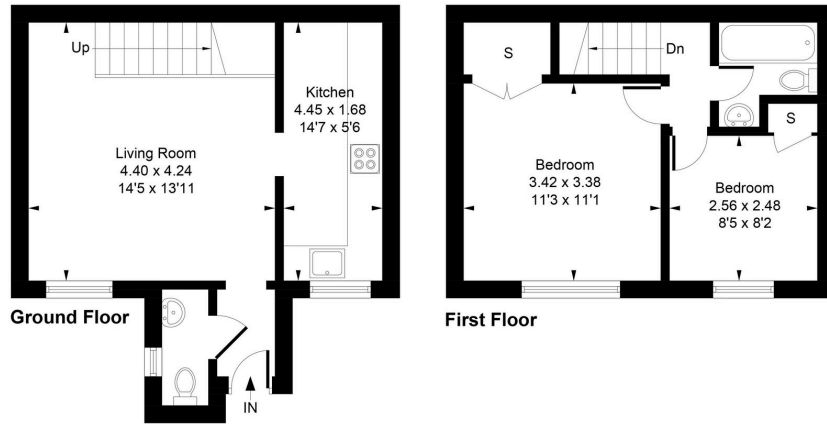
Externally, the property benefits from two allocated parking spaces, making day-to-day living easy and stress-free.

Situated in a quiet and highly desirable residential road, the home benefits from a peaceful setting while remaining conveniently close to local amenities, well-regarded schools, and excellent transport links into Guildford town centre.

This is a superb opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home in a sought-after location.



Approximate Gross Internal Area
58.05 sq m / 625 sq ft



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 purchase.

- Quiet residential location on Clayhanger Road, Merrow
- Well-presented two-bedroom home
- Bright and spacious living room
- Modern, well-equipped kitchen
- Two well-proportioned bedrooms
- Contemporary family bathroom
- No Chain
- Two allocated spaces
- Close to local shops, schools, and amenities
- Easy access to Guildford town centre and transport links



Your Journey, Our Priority

01932 925 050 | sales@arrealestate.co.uk | www.arrealestate.co.uk