



## Guildford

Price £650,000 (Freehold)

A rarely available and highly regarded 3 bedroom townhouse. Situated in a quiet and beautifully presented mews style cul-de-sac. With easy walking distance to Guildford mainline station. EPC Rating: D



Rarely available in this exclusive close and with views over and beyond the River Wey towards Blackheath, a three bedroom Townhouse with private access for residents directly to the River Wey. The house is situated just over 0.5 miles from the mainline station.

The property has a driveway for 2/3 cars along with a single garage. On the ground floor is a shower room with WC and hand wash basin, a utility room with sink and works space. Plus rear door leading to the back garden. Bedroom three is also situated with rear views over the back garden, with tree lined views.

On the first floor is a large lounge area, with double fronted windows. There is a separate access to the rear facing kitchen from the landing area. A dining area can be accessed from the lounge to provide an open plan feel but still proving a quiet space if necessary.

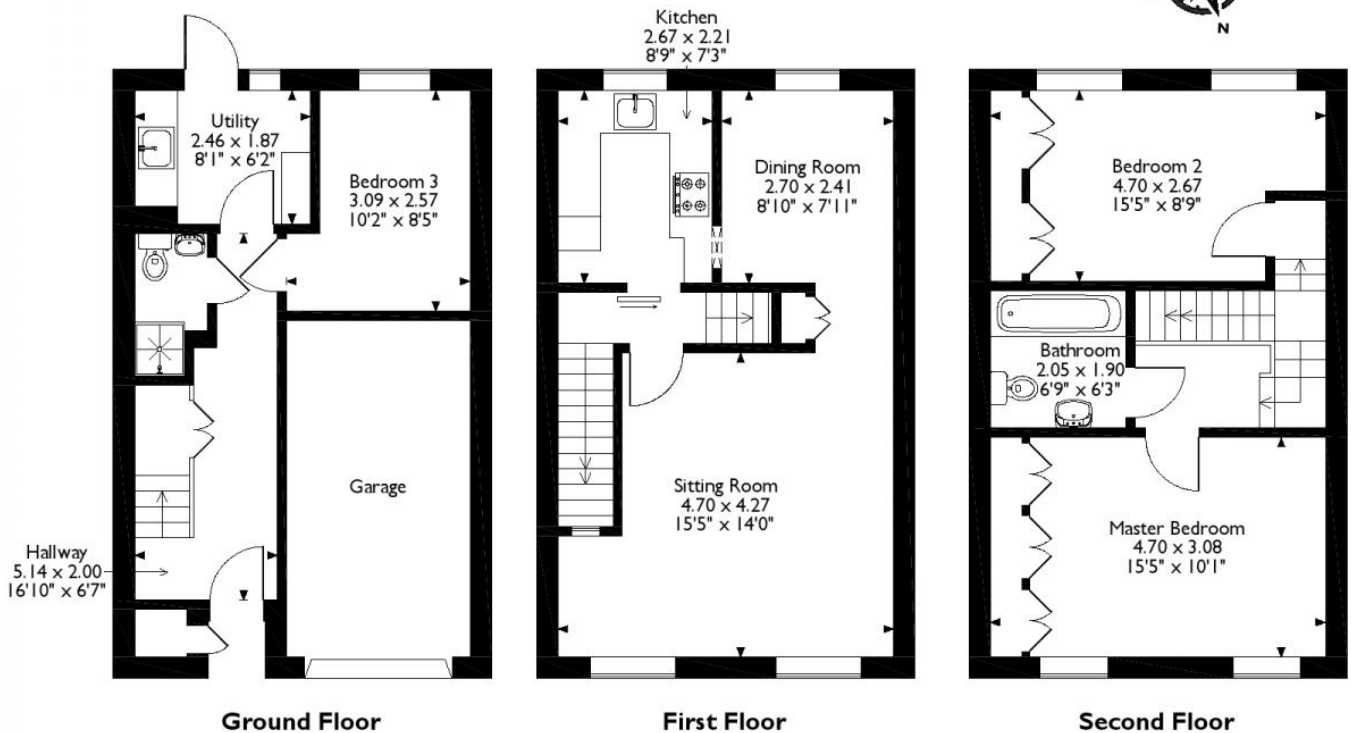
On the 2nd floor are two full width bedrooms with built-in wardrobe space and two double windows that provide ample light and comfort and a four piece bathroom suite.

- Beautifully Presented Mews Style Close
- Three Bedroom Townhouse
- Tree Lined Views
- Driveway and Garage

- Easy Walk to Mainline Station

# Floorplan

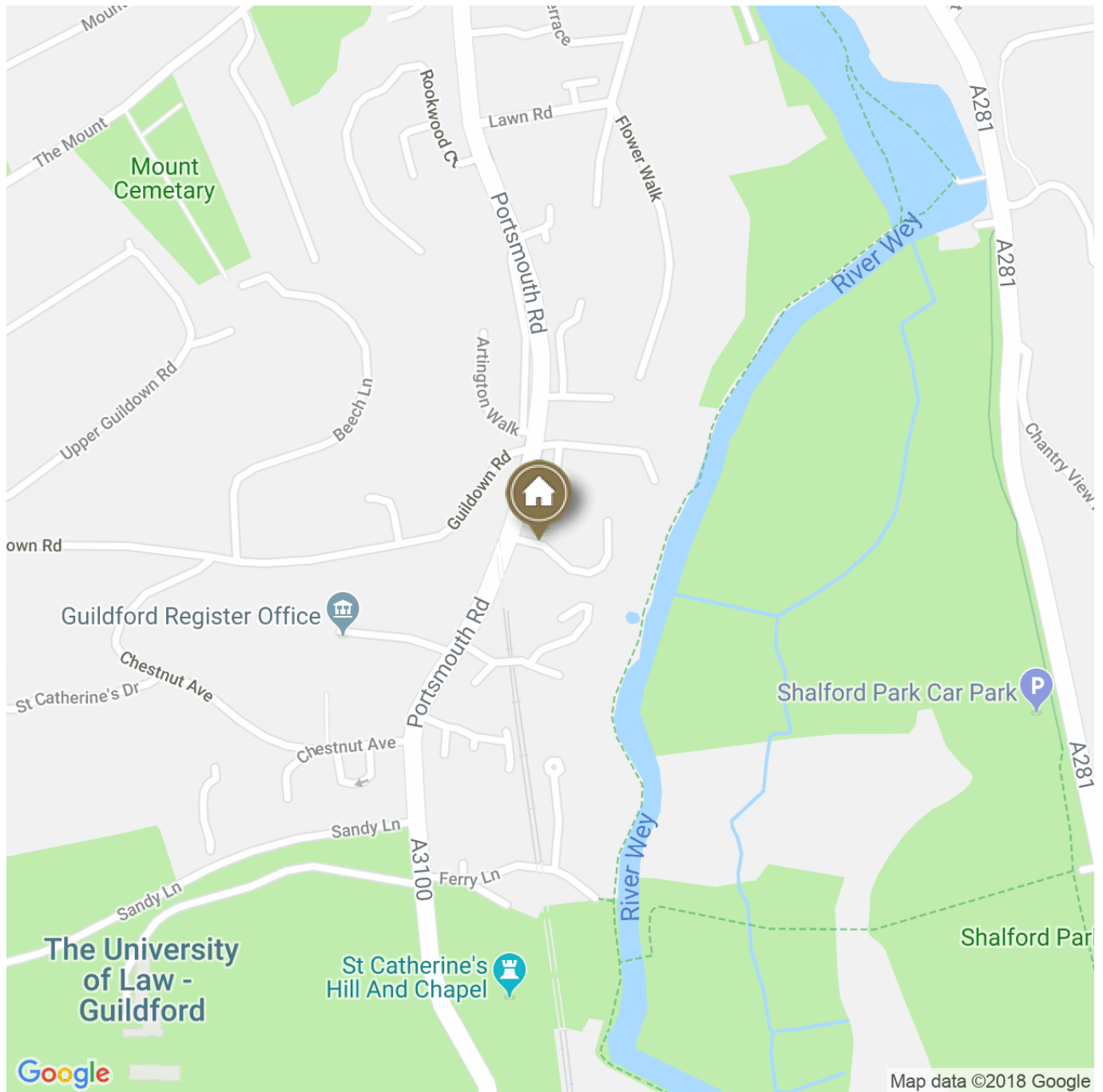
Approximate Gross Internal Area  
97 Sq M/1047 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Directions

Leaving the Portsmouth Road south out of Guildford town centre, Rivermount Gardens can be found around 0.5 miles on the left hand side. With easy access to and from the town or south towards the A3, Godalming, Milford and the more rural countryside of the South downs beyond. Rivermount Gardens is located in a highly regarded part of central Guildford.



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