



## Guildford

Asking Price £530,000 (Freehold)

Located in a popular part of north Guildford this link detached modern neo Georgian style home offers well planned accommodation over two floors incorporating a single storey rear extension to create a large kitchen/dining/living space. An early viewing is recommended. EPC Rating: C



This classic Neo Georgian style home will prove to be immensely popular with attractive part rendered and brick bay fronted elevations under a pitched roof. The accommodation is well balanced and arranged over two floors and has been enhanced with the addition of a single storey rear extension with a pitched roof.

A hall with a cloakroom leads to a bright sitting room with a bay window. The kitchen opens into the rear extension overlooking the garden creating a superb kitchen/diner/family room which is a great social and entertaining hub and will be well received. A third reception room offers flexibility and is currently used as a study but could be a playroom or TV room. The first floor offers four bedrooms with the main bedroom benefitting from a shower and sink which is in addition to the family bathroom.

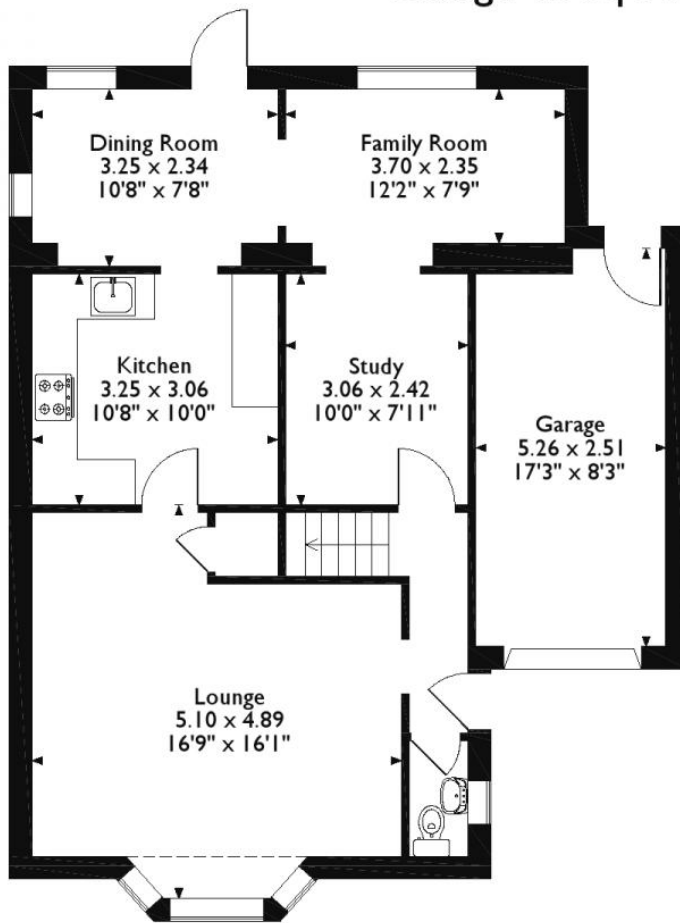
This property will suit a wide range of buyers looking for spacious and adaptable accommodation for living and entertaining and we anticipate a strong level of interest and as such we recommend an early viewing to avoid disappointment.

- Link detached home
- Popular location
- Four bedrooms
- Family bathroom and shower to main bedroom

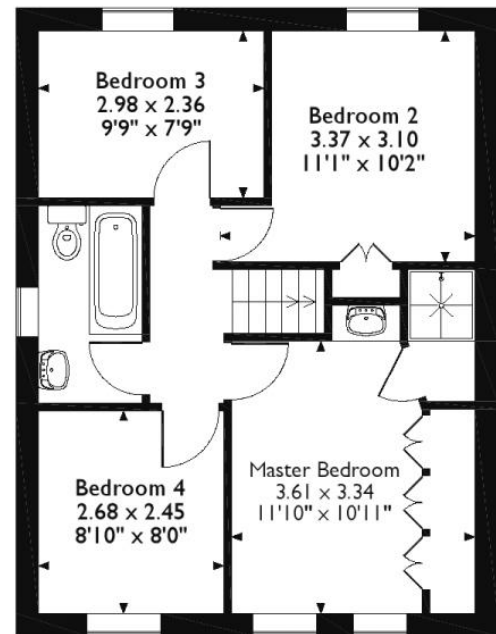
- Kitchen/Diner/Family Room
- Study
- Off street parking
- Garden

# Floorplan

Approximate Gross Internal Area  
Main House 106 Sq M/ 1147 Sq Ft  
Garage 13 Sq M/ 138 Sq Ft



**Ground Floor**

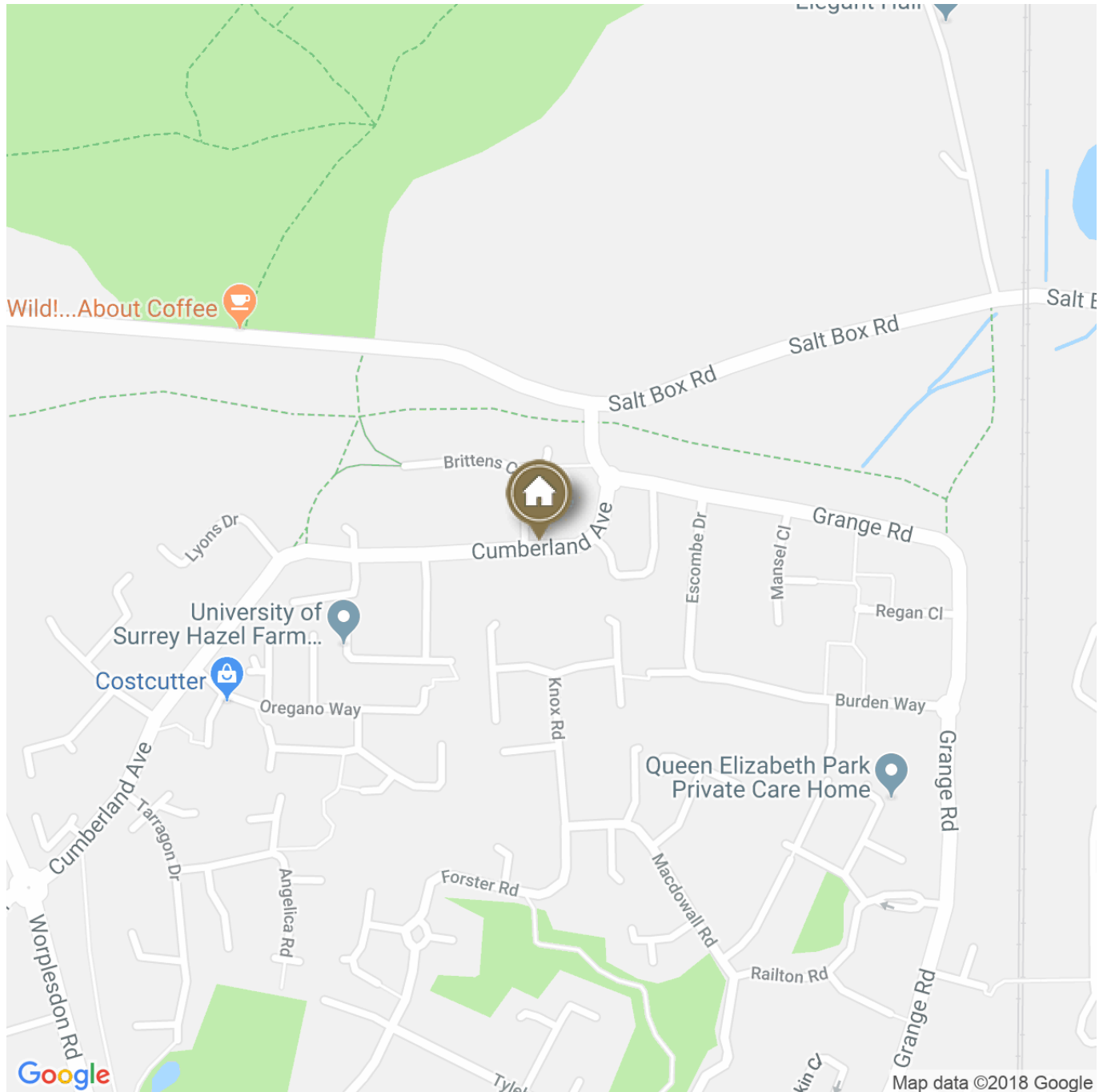


**First Floor**

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

Ideally located in a popular part of North Guildford there is a general provision shop a short walk away and a local range of shops and amenities in nearby Worplesdon Road. Guildford town is the historic and vibrant county town of Surrey offering a comprehensive range of shopping, social, recreational and educational facilities. It is also the gateway to some of the most stunning scenery in the south east of England and forms part of the Surrey Hills, which is an area of outstanding natural beauty. For commuters, Guildford offers excellent transport links with the A3 and M25 being close-by. Waterloo station can be reached from Guildford in around 35 minutes. Some commuters prefer to travel to neighbouring stations of Woking, Worplesdon and Brookwood all of which offer a fast and frequent service to Waterloo, Woking being 23 minutes.





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