



ESTATE AGENTS



Whitemore Road, Guildford, Surrey, GU1 1QT

Guide Price £550,000

Whitemore Road, Guildford, Surrey, GU1 1QT

The front door opens to a spacious hallway with stairs to first floor on the left. To the right of the hallway, towards the front of the property is the large living room, with bay window and log burner. To the rear of the property is the large dining room with built-in storage around the previous fireplace and sliding doors to the conservatory. The kitchen comprises plenty of cupboard space, room for fridge, freezer & oven, as well as the combination boiler.

The large insulated conservatory provides the perfect space for entertaining, with direct access to the South-East facing garden.

The first floor boasts Two bright and spacious double bedrooms, both with large built in storage. The third bedroom has window to front allowing for a large amount of natural light and space for a single bed and wardrobes. The large, dual-aspect, family bathroom comprises WC, hand wash basin and bath with overhead shower.

To the rear of the property is the large South-East facing garden. Mature plants and bushes provide a superb level of exclusiveness. Also boasting a wonderful water feature with a shed to the rear. The property has driveway parking and large side access.

- Detached Family Home
- Three Bedrooms
- Planning Ref:
23/P/00363
- Large Garden
- Conservatory
- Driveway Parking
- Gas Central Heating
- Council Tax Band E



Floorplan

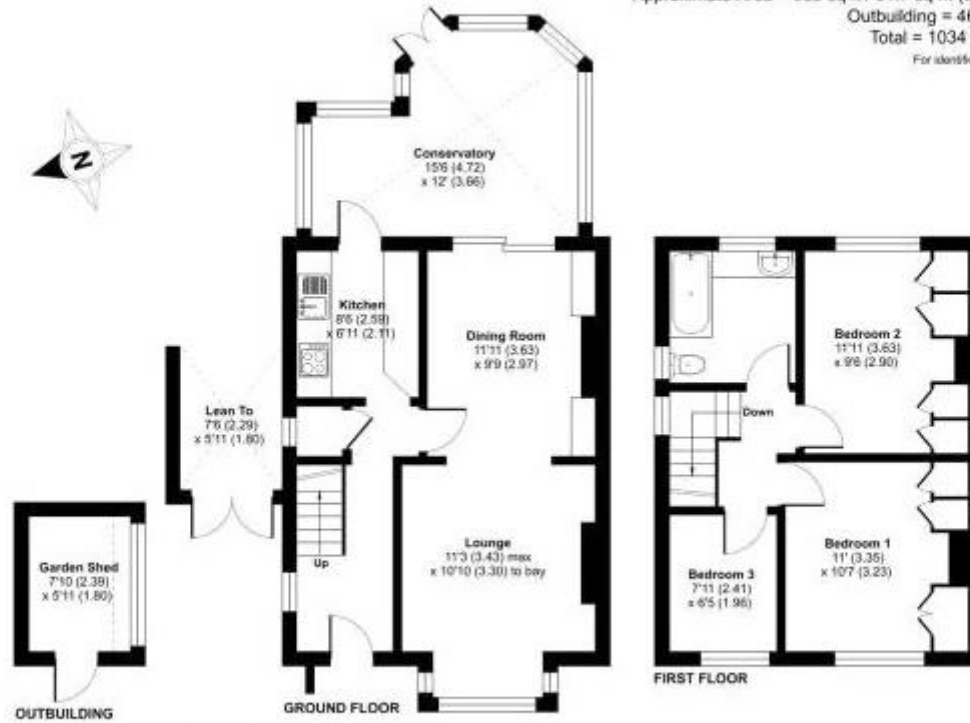
Whitemore Road, Guildford, GU1

Approximate Area = 988 sq ft / 91.7 sq m (excludes lean to)

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1034 sq ft / 95.9 sq m

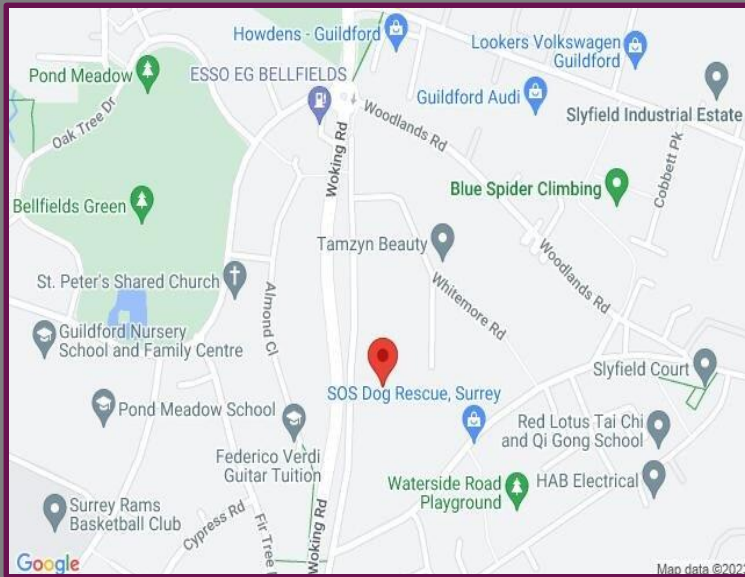
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - Groundroom 2023

Location

A sought-after cul-de-sac that is located within approximately half a mile of the A3 which provides road links to London, the M25 and the south. Guildford town centre with its vast array of shops and restaurants is within approximately 1.25 miles. Also, within catchment to outstanding schools locally being St. Peters, George Abbot & St Thomas Primary School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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...

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