

Bourne



Oak Hill, Wood Street Village, Guildford, Surrey, GU3 3ES

Asking Price £475,000

Oak Hill, Wood Street Village, Guildford, Surrey, GU3 3ES

This two/three bedroom detached bungalow is located in the popular Wood Street Village and offers driveway parking and a garage.

At the front of the property, you will find the first bedroom and the kitchen. This bedroom has a built in cupboard and a window overlooking the front. The kitchen has a range of units and a window also overlooking the front. The second bedroom is at the rear of the property and benefits from having a built in wardrobe with floor to ceiling mirrored doors. The third bedroom in the middle is currently being used as a bedroom, however this could be used as a second reception room and has a door leading to the side of the property. The living/dining room at the rear is bright and features a log burner and has doors leading to the conservatory.

The family bathroom comprises wash hand basin, bath and separate shower cubicle. There is also a separate toilet comprising wc and wash hand basin.

Outside to the front is driveway parking for multiple vehicles. The garden has a patio area and pathway down the side, with the rest laid to lawn.

- Detached Bungalow
- Two/Three Bedrooms
- Popular Location
- Conservatory
- Driveway
- Garage
- Council Tax Band: E



Floorplan

Oak Hill, Wood Street Village, Guildford, GU3

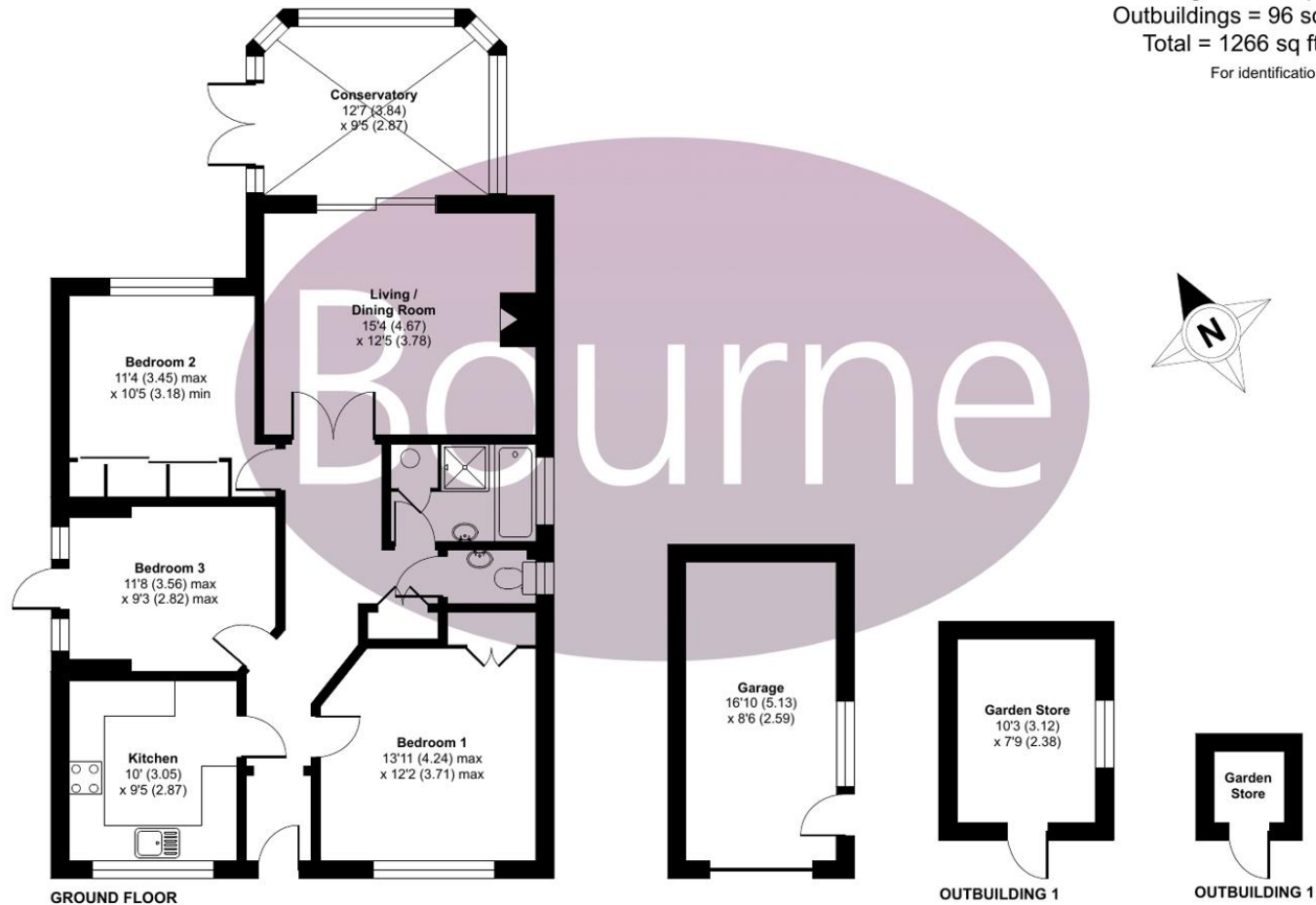
Approximate Area = 1027 sq ft / 95.4 sq m (includes garage)

Garage = 143 sq ft / 13.2 sq m

Outbuildings = 96 sq ft / 8.9 sq m

Total = 1266 sq ft / 117.6 sq m

For identification only - Not to scale



GROUND FLOOR

OUTBUILDING 1

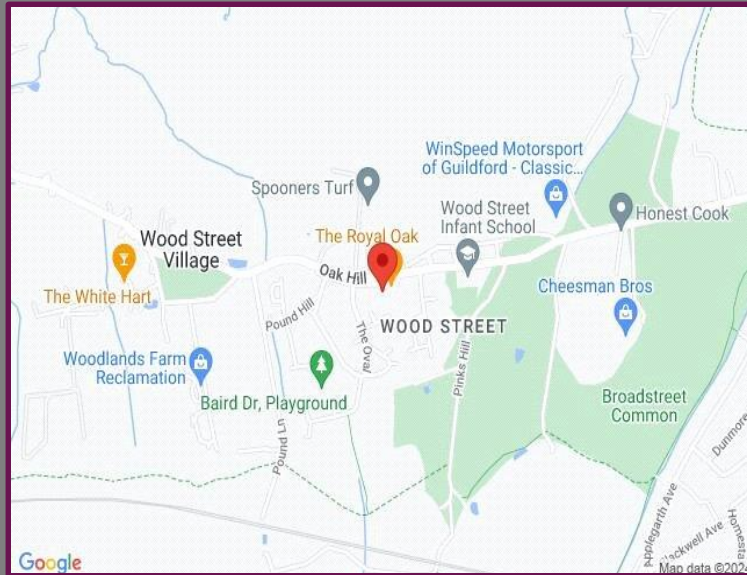
OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Bourne Estate Agents. REF: 1080405

Location

Set in the heart of the popular and rural Wood Street Village with a local shop, junior school and renowned White Hart pub/restaurant all being nearby. The A3 which provides road links to London, the M25 and the South Coast is within approximately 2/3rd of a mile and Guildford itself is within a mile of the property which is well served by local bus routes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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...

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

Tel: 01483 458 337 | **Email:** guildford@bourneestateagents.com

Web: www.Bourneestateagents.com