



Haywards Corner, Dorking Road, Chilworth, GU4 8BG

OIEO £290,000

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This spacious chain-free two double bedroom maisonette was built in 2012 and is situated in the centre of the desirable village of Chilworth close to local shops, the renowned Percy Arms and adjacent to the train station, and within only 3 miles of Guildford town centre.

The solid wood front door opens to the hall with window to the side and stairs to the 1st floor with useful storage space beneath. The spacious landing has a built-in cloaks cupboard. To the front is the impressive reception room with ample space for separate sitting room area with two windows to the front and further dining area with large square bay window. To the rear is the kitchen area with a range of built-in units with integral oven and hob with space for further appliances, wall-mounted modern Baxi combination boiler and frosted window.

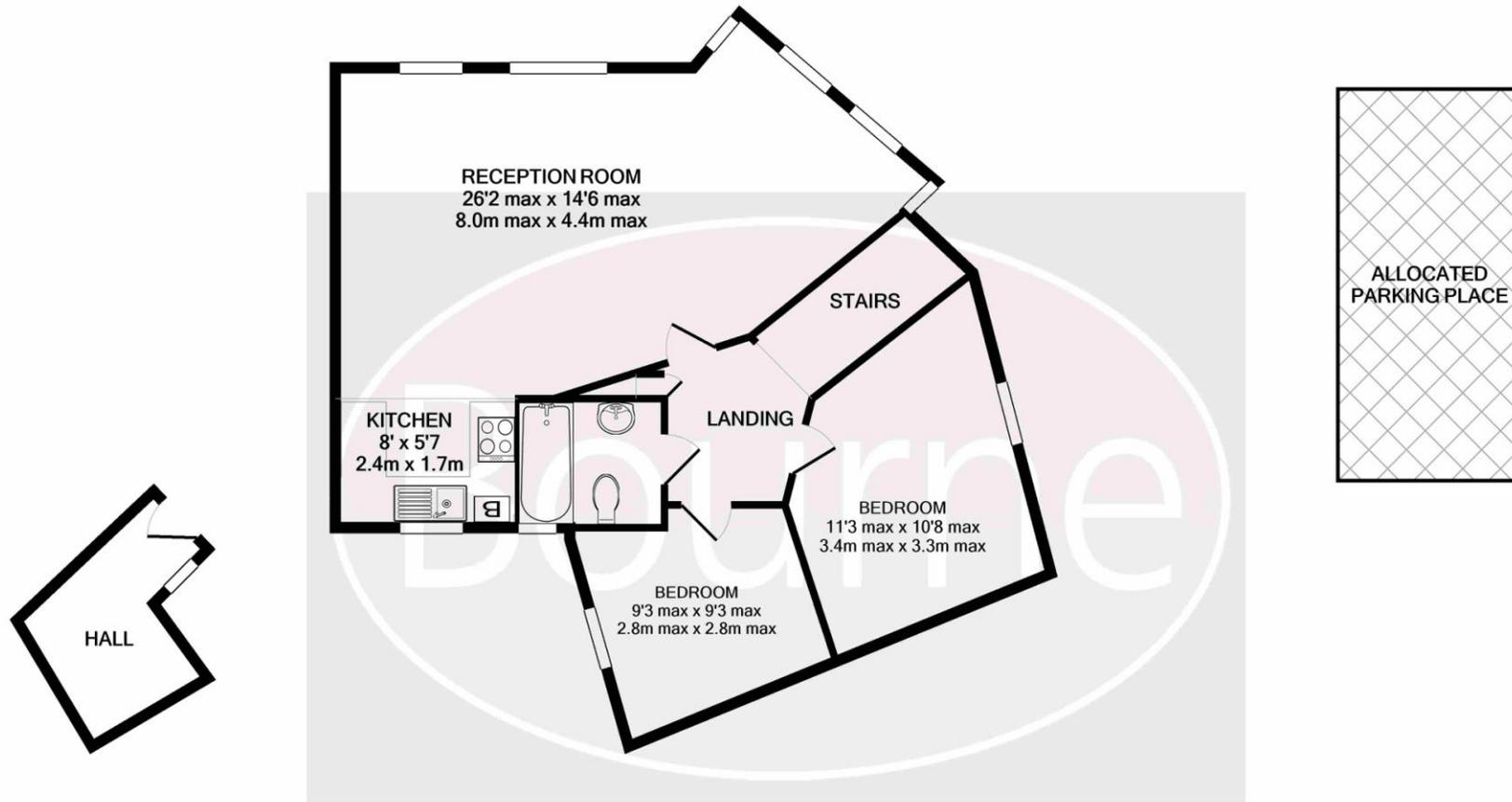
Also off the hall are two double bedrooms and a modern bathroom with a white suite, heated towel rail and frosted window to the rear.

To the rear of the development is an allocated parking space and resident's bike rack.

- Two Double Bedrooms
- Huge Reception Room
- Kitchen Area
- Modern Bathroom
- Private Front Door & Hall
- Central Village Location
- Adjacent to Station
- Walking Distance of Shops
- Allocated Parking Space
- Chain Free



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 49 SQ.FT.
(4.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.6 SQ.M.)

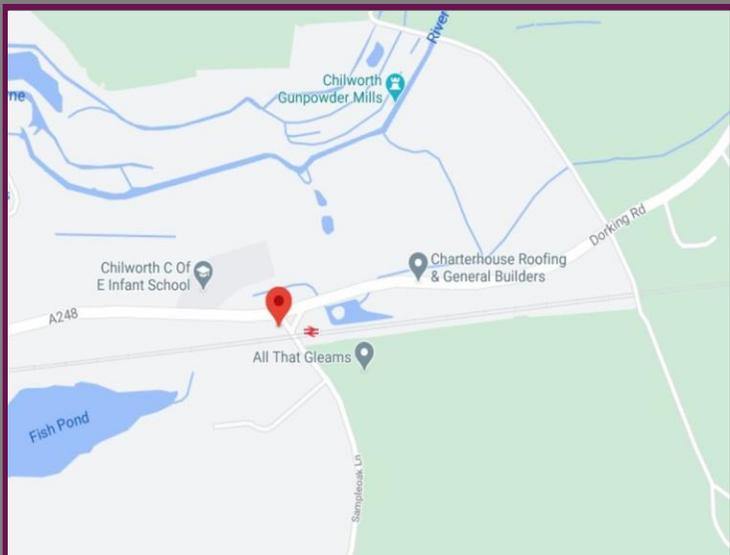
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

This modern property is conveniently located in the centre of Chilworth and just a few yards from local shops, post office, local train station and the ever popular Percy Arms with Guildford itself being only 3 miles away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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