



Ecob Close, Guildford, Surrey, GU3 3HP

Guide Price £500,000

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An extended four bedroom, two bathroom family home including an en-suite shower room to the main bedroom, the property is in the ever-popular Rydes Hill area close to local shops, schools and amenities and within easy reach of Guildford town centre. The house also benefits from its own private garage in a block.

Through the front door and into the hallway giving access to the ground floor rooms and stairs to the first floor, on the right hand side to the front is a sizeable WC with wash hand basin, next to this is a separate utility room. At the end of the hall is the well-appointed kitchen with an array of storage cupboards and space for appliances, there is a window overlooking the rear garden and door to the dining room which has access out to the patio and rear garden. At the front of the property is a good size light and bright living room overlooking the front garden.

Upstairs there are four bedrooms and two bathrooms, the main double bedroom overlooks the front garden and includes a large en-suite shower room with WC and wash hand basin. To the rear is a further double bedroom overlooking the rear garden. The modern family bathroom is well appointed with a modern white suite, a bath with a shower over it, wash hand basin and WC. There is a further third double bedroom overlooking the front garden and a large single overlooking the rear.

There is a garden to the rear of the property which can be accessed from the dining room doors, there is also a side gate to get into the garden. The property does also benefit from a private garage in a block and there is ample parking available.

- Extended Family Home
- Four Bedrooms
- En-Suite Shower Room
- Modern Kitchen
- Modern Bathroom
- Living Room
- Dining Room
- Garden
- Garage
- Council Tax Band - D

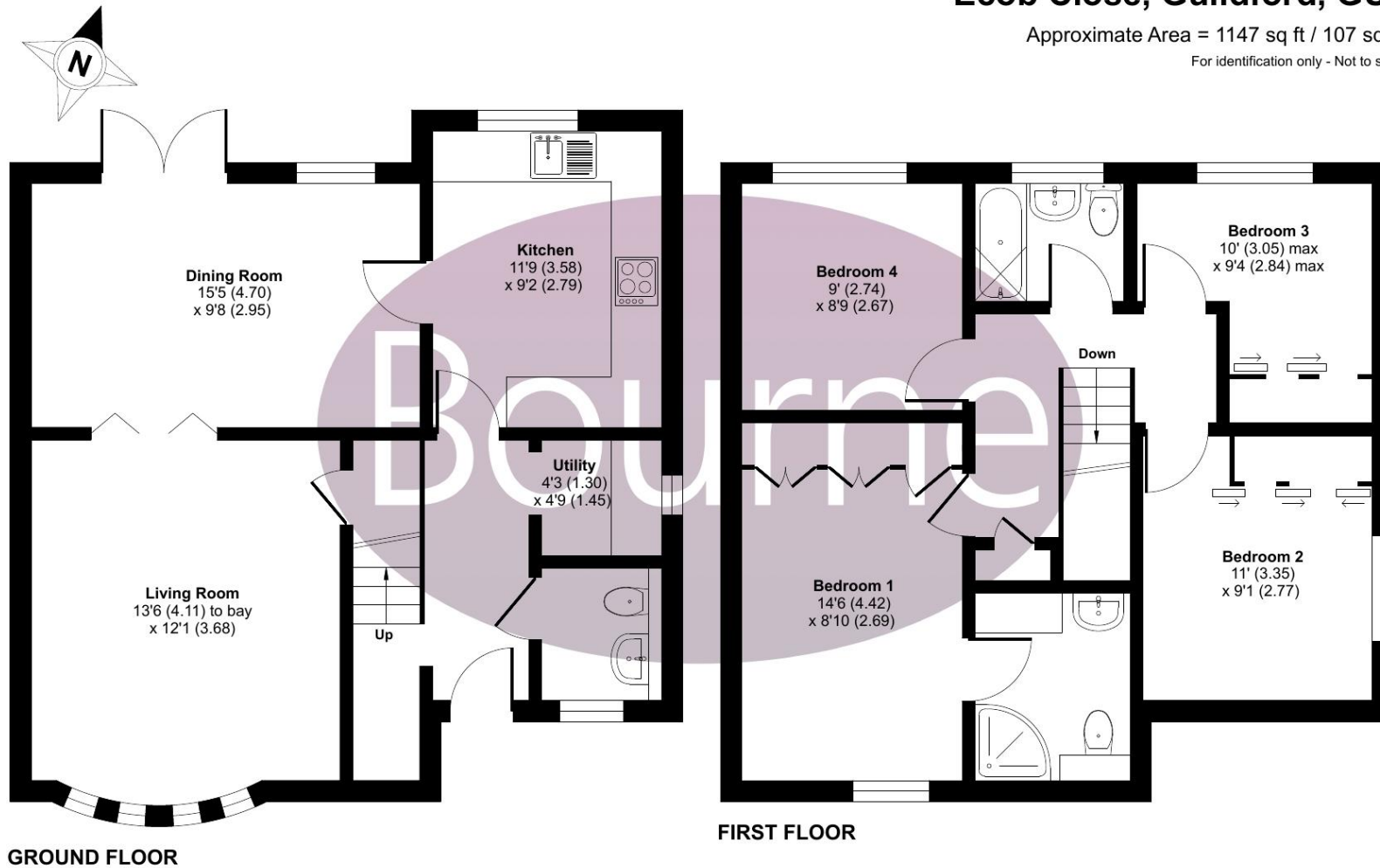


Floorplan

Ecob Close, Guildford, GU3

Approximate Area = 1147 sq ft / 107 sq m

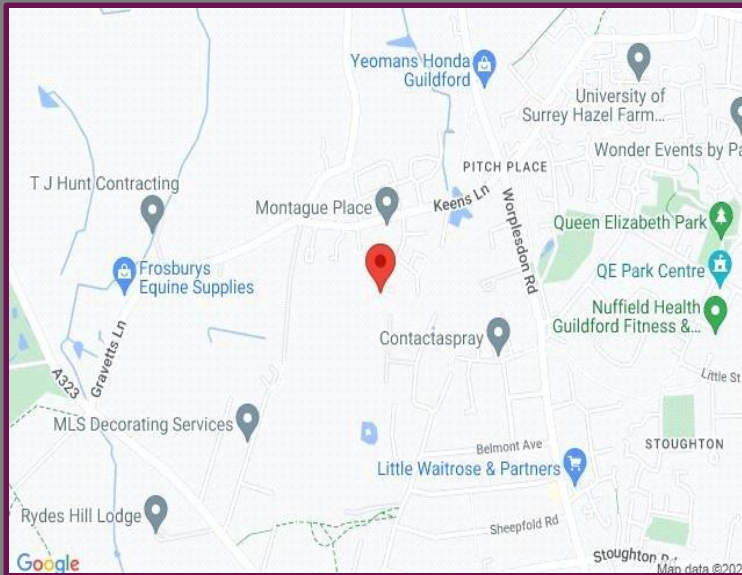
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Bourne Estate Agents. REF: 912922

Location

Ecob Close is a small quiet residential cul-de-sac just off Keens Park Road in the popular Rydes Hill area of Guildford, within 2 miles of the town centre and mainline station, with excellent local schools nearby.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 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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