



ESTATE AGENTS



Curling Vale, Guildford, Surrey, Surrey, GU2 7PJ

Offers in excess of £1,200,000

Curling Vale, Guildford, Surrey, Surrey, GU2 7PJ

Located in the sought-after and desirable Onslow Village area, this 4 bed detached house has an additional self-contained 2 bed annex with driveway parking.

The property also features a delightful garden, large family room, study and is within a mile of Guildford mainline station with the town center just beyond.

The front door leads to a spacious hall with stairs to the first floor. At the front of the house is a spacious double bedroom, with a large living room opposite. Opposite the large entrance hall is the ground floor bathroom featuring WC, hand wash basin as well as bath with shower above. To the left is the kitchen and breakfast room. To the right of the bathroom is the large dining room, over looking the garden.

Stairs to the first floor lead to a spacious landing. On this floor are three double bedrooms, benefiting from built in storage as well as lots of access points to the eaves storage. There is also a shower room with WC and hand wash basin on this floor.

The self-contained annex, accessed from the main house by a lockable front door, features a large living Room with open plan kitchen with its own front door and owner access to the garden, via patio doors and a side gate. There is a separate study /dining room / seventh bedroom and the kitchen / living area includes a granite breakfast bar and a range of fitted units.

A second staircase located in the annex leads to two further double bedrooms as well as a bathroom, including bath with shower above, WC and hand wash basin.

There is a driveway to the right of the property, with a garage to the rear. There is also a shingle area to the front of the annex which will accommodate three cars. The rear garden is an excellent size and is partitioned to create two self-contained but interlinked gardens. To the rear of the property is a public footpath offering easy access to the Mount and open countryside.

- Detached House
- Drive way parking
- Two Bedroom annex
- Desirable Location
- Close to Guildford Station
- Garage
- 0.5 miles from Guildford County School
- Council band F



Floorplan

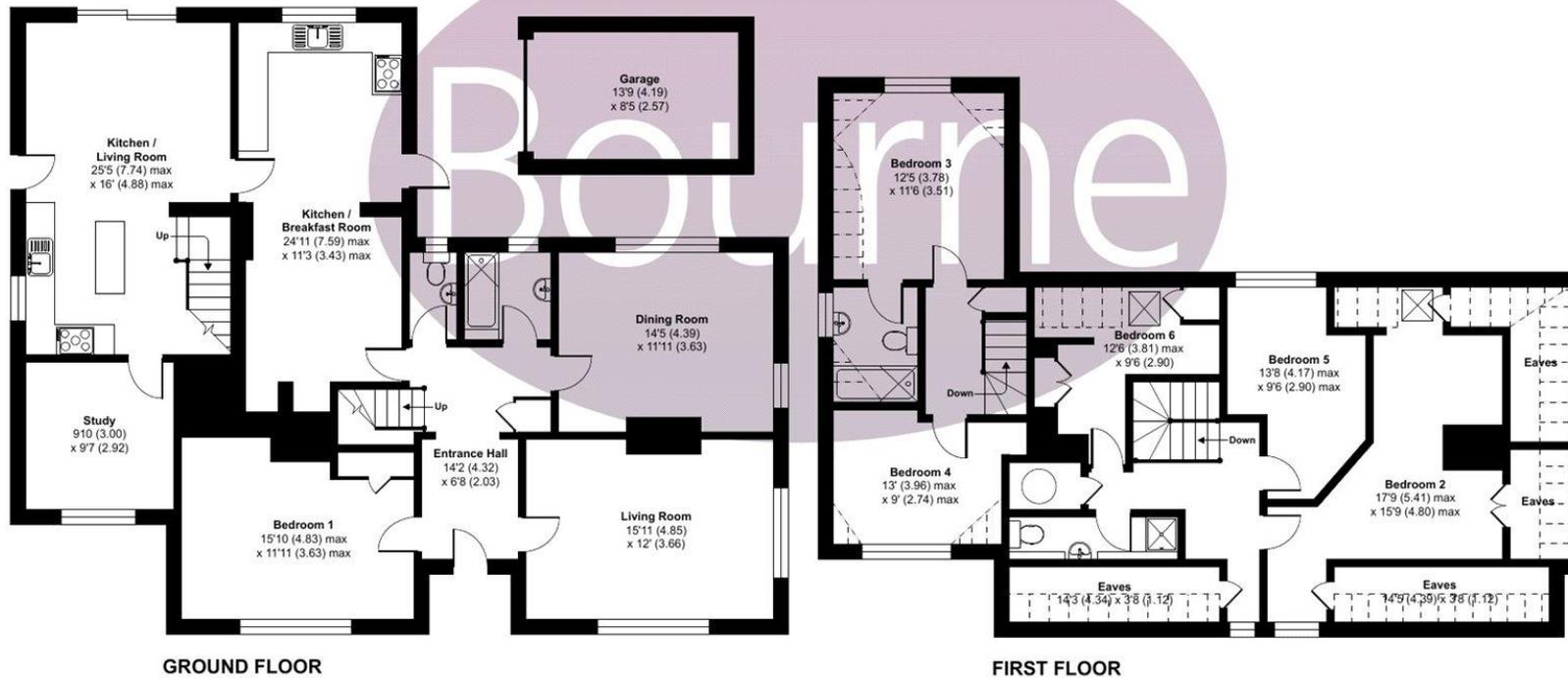


Klippan, Curling Vale, Guildford, GU2

Approximate Area = 2438 sq ft / 226.5 sq m
 Limited Use Area(s) = 265 sq ft / 24.6 sq m
 Garage = 118 sq ft / 11 sq m
 Total = 2821 sq ft / 262 sq m

For identification only - Not to scale

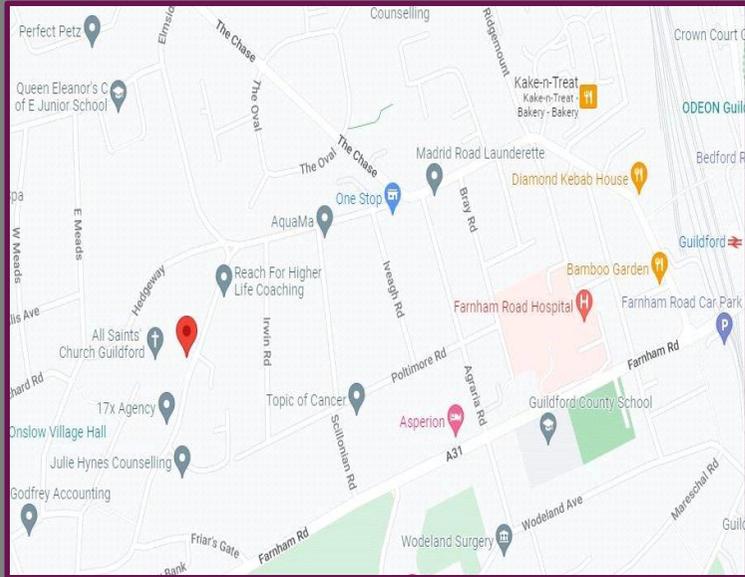
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nTchecom 2022. Produced for Bourne Estate Agents. REF: 927095

Location

Curling Vale is a popular road located just off Old Palace Road in the Onslow Village area of Guildford, within ½ mile of Guildford mainline station with the town center beyond. The A3 which provides access to the South Coast, London and the M25 is within approximately ½ a mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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