



Hodgson Gardens, Guildford, Surrey, GU4 7YS

Offers in excess of £585,000

Hodgson Gardens, Guildford, Surrey, GU4 7YS

This stunning three bedroom link-detached house is well presented throughout and is situated in the popular Weylea Farm area of Guildford within the George Abbot catchment area and is only a little over a mile from London Road station and the town centre.

The front door leads into hall and stairs to the 1st floor. A door leads into the spacious lounge with window to the front. A door to the side leads to the study. To the side of the house is the downstairs WC.

To the rear of the lounge is the modern bright kitchen extension comprising an extensive range of fitted unit, two windows to rear, skylights and French doors to the front leading to the rear garden.

On the 1st floor landing is a window to the side. To the rear is the En-suite master bedroom with two windows overlooking the garden. The En-suite bathroom includes shower/WC/Basin. To the front are two further bedrooms. Also on this floor is the superb family bathroom with a contemporary white suite comprising bath with shower over, WC, wash hand basin and heated towel rail.

Outside to the rear is the garden comprising a paved terrace with path to side and the remainder laid to level lawn with secure gated rear access. Within the garden is a workshop and garden room. To the rear of the property is a garage.

Council Tax Band: E

- Link Detached
- Three Bedroom
- Two Bathrooms
- En-Suite
- Garage
- Garden room & Workshop
- Garden



Floorplan

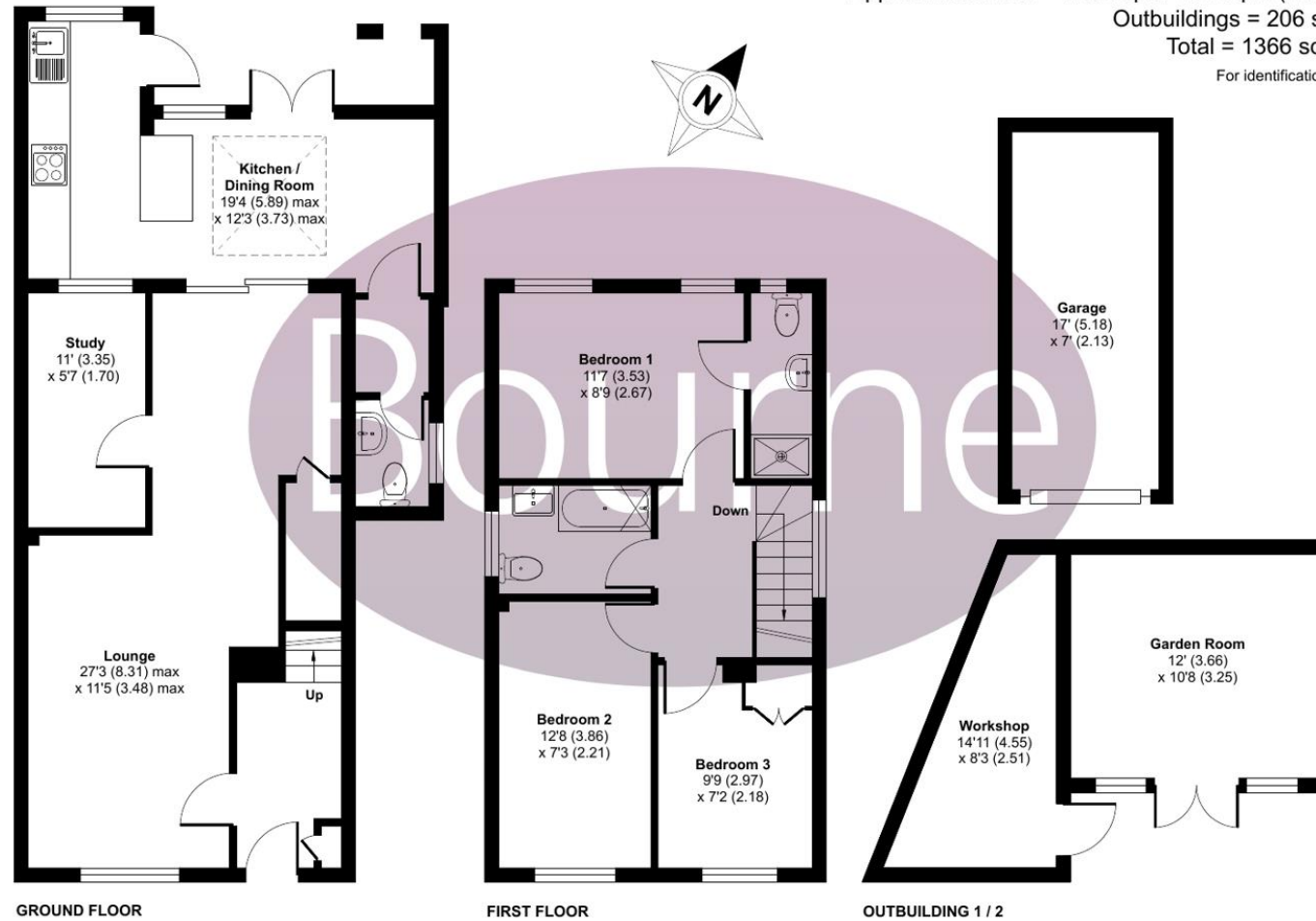
Hodgson Gardens, Guildford, GU4

Approximate Area = 1160 sq ft / 107 sq m (includes garage)

Outbuildings = 206 sq ft / 19 sq m

Total = 1366 sq ft / 126 sq m

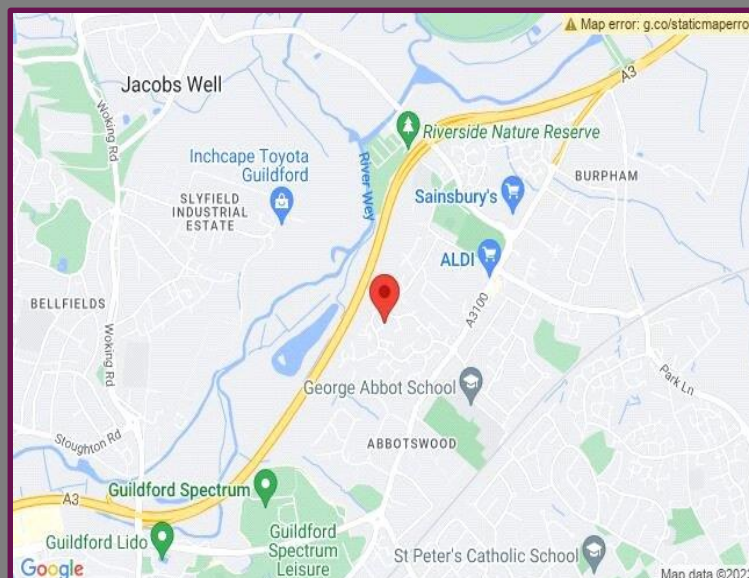
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Bourne Estate Agents. REF: 942907

Location

The property is conveniently located in the popular Burpham area of Guildford. The area is well served by local bus routes which link to Guildford town centre which is within approximately 1.2 miles. Also within approximately 1 Mile is The Spectrum Leisure Centre, Stoke Park and The A3 which connects to The South Coast, London and the M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	81
(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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