



ESTATE AGENTS



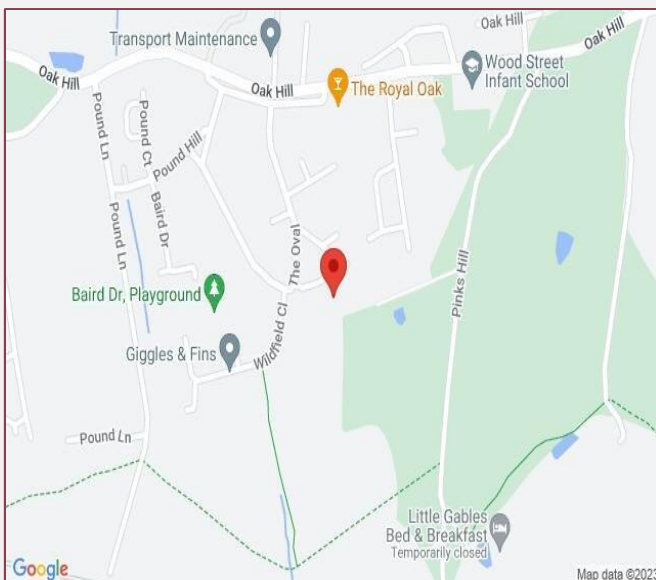
The Oval, Wood Street Village, Guildford,

£300,000

An exciting refurbishment/development opportunity located close to Guildford town centre and walking distance to public transport links.

5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT
Tel: 01483 458 337 | Email: guildford@bourneestateagents.com
w: bourneestateagents.com

The Oval is a residential crescent just off Oak Hill in the heart of Wood Street Village in an area well served by local bus routes in to Guildford Town Centre. There is a local village shop and numerous bridle and foot paths to neighbouring villages. The A3 which provides road links to London the South Coast and the M25 is also within approximately 1.5 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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.