



ESTATE AGENTS



Woodbridge Hill, Guildford, Surrey, GU2 9AD

Asking Price £425,000

Woodbridge Hill, Guildford, Surrey, GU2 9AD

The ground floor offers two good sized reception rooms, a downstairs WC, kitchen and a conservatory which double doors which lead to the rear garden. the kitchen comprises a range of fitted units and integrated appliances.

The first floor comprises three good sized bedrooms, two of which are doubles, the main bedroom comprises bay window which allows plenty of natural light to enter. The family bathroom comprises bath with shower over, wc and handwash basin.

To the rear of the property is a well kept garden with patio area. To the front of the property is driveway parking for multiple vehicles.

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway Parking
- Garden
- Council Tax Band D



Floorplan

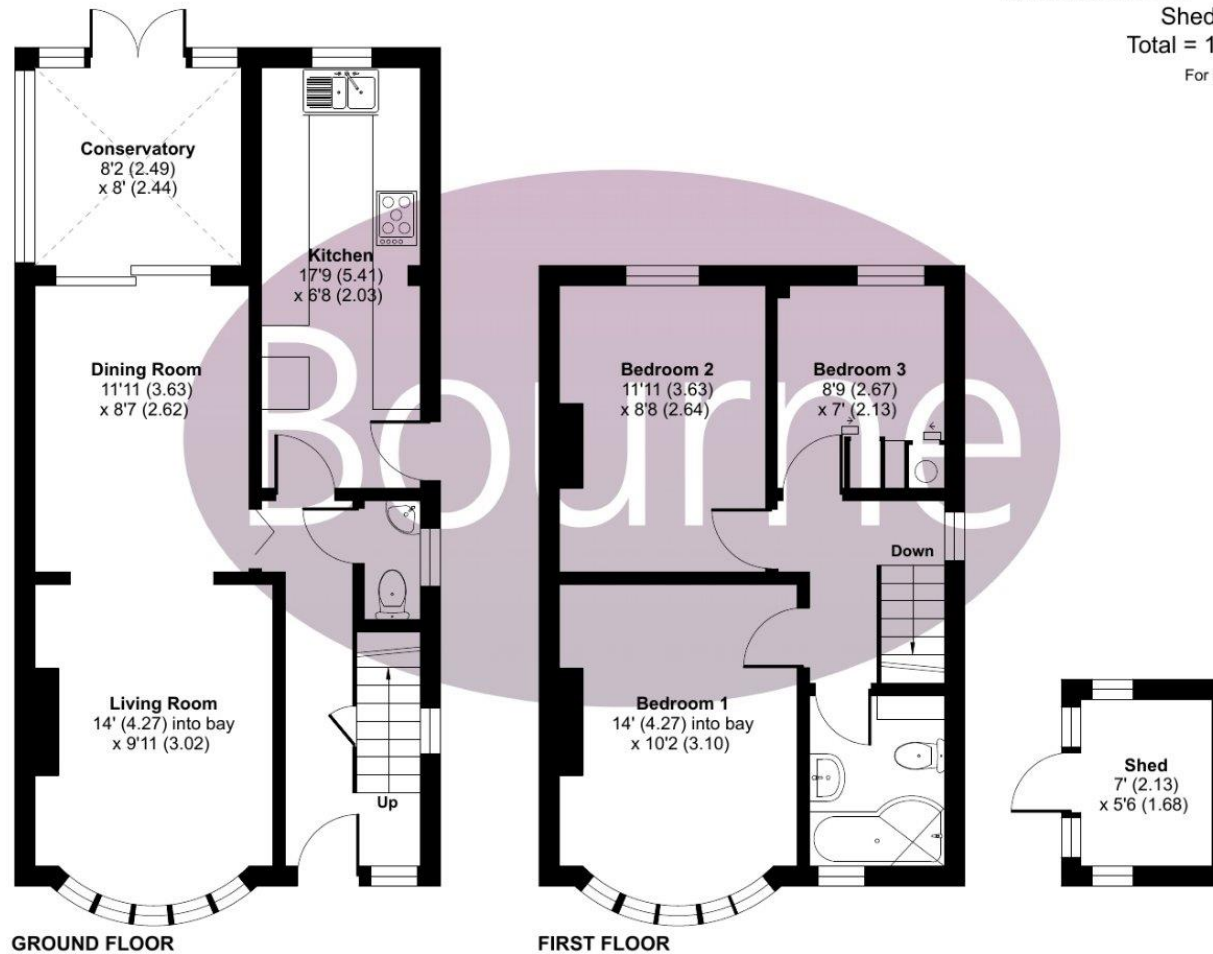
Woodbridge Hill, Guildford, GU2

Approximate Area = 968 sq ft / 89.3 sq m

Shed = 39 sq ft / 3.6 sq m

Total = 1007 sq ft / 92.9 sq m

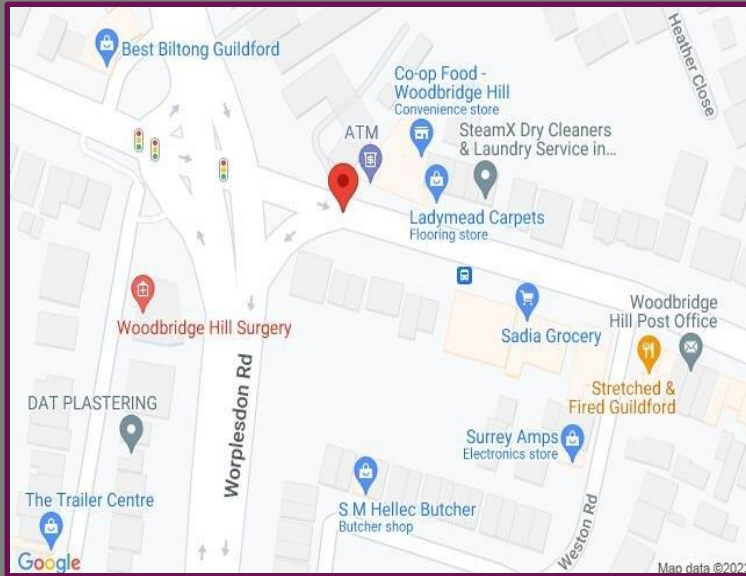
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Bourne Estate Agents. REF: 1052552

Location

This property is situated approximately two miles north of Guildford town centre and within walking distance of local shops and schools. Guildford town centre has a vast array of shops, bars and restaurants and a mainline station giving access to London Waterloo in around 38 minutes. The A3 is approximately ¾ of a mile which provides access to London, the South Coast and the M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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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