



ESTATE AGENTS



The Oval, Wood Street Village, Guildford, Surrey, GU3 3DL

Offers in excess of £425,000



# The Oval, Wood Street Village, Guildford, Surrey, GU3 3DL

The front door leads to hallway with the bright and spacious living room to the right and downstairs WC to the left. The ground floor also comprises a modern kitchen / dining area with a range of fitted units, frosted glass door and sliding doors leading to the rear garden.

The first floor comprises three bedrooms, the main bedroom has en-suite shower room comprising shower cubicle and hand wash basin. The first floor also features the family bathroom with bath, shower cubicle, WC and hand wash basin.

The beautifully kept, south facing rear garden features a patio area, with the rest being laid to level lawn. The garden also has a cabin and shed. Towards the front of the property is driveway parking.

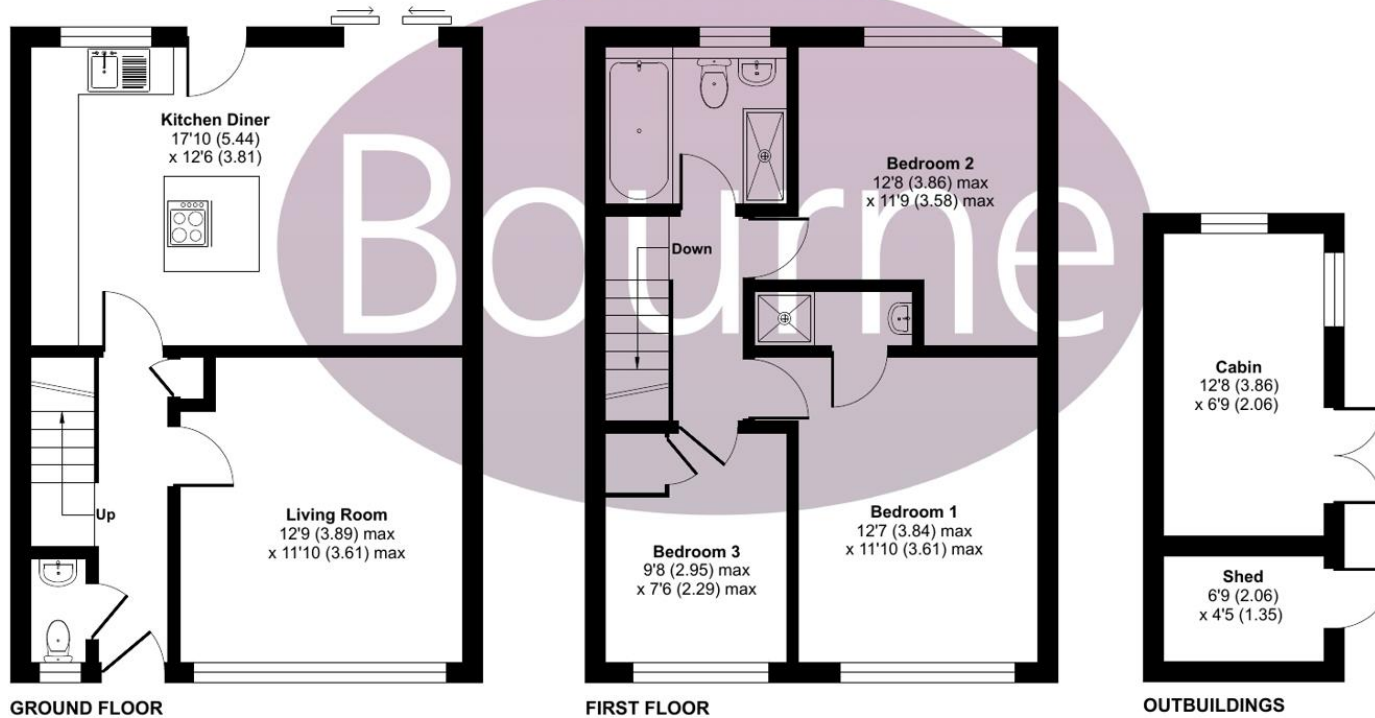
- Terraced
- Modern Kitchen
- Three Bedrooms
- Garden
- Driveway Parking
- Council Tax Band D



# Floorplan

## The Oval, Wood Street Village, Guildford, GU3

Approximate Area = 932 sq ft / 86.5 sq m  
Outbuildings = 116 sq ft / 10.7 sq m  
Total = 1048 sq ft / 97.2 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). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 979656



# Location

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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