



Gravetts Cottages, Tangle Lane, Guildford, Surrey, GU3 3JX

Offers In Excess Of £750,000

Gravetts Cottages, Tangley Lane, Guildford, Surrey, GU3 3JX

The ground floor two large reception rooms, a bright and spacious kitchen/ diner which features a range of fitted units and ample room for dining table and chairs, a door from the kitchen leads to the utility room. Lastly, the ground floor features WC with basin.

Stairs lead to the first floor which offers three good sized bedrooms, the main bedroom features built in wardrobes. This floor features one modern shower room with shower, wc, basin, heated towel rail and frosted window and a second bathroom featuring bath with shower over, wc, basin, heated towel rail and frosted window to the rear.

The second floor features a further two bedrooms.

At the rear of the property is a large two storey annex, with space to add kitchenette and bathroom.

The garden area offers large patio with steps leading to lawn area.

- Five Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Annex
- Garden
- Driveway
- Great Location
- Council Tax band E



Floorplan

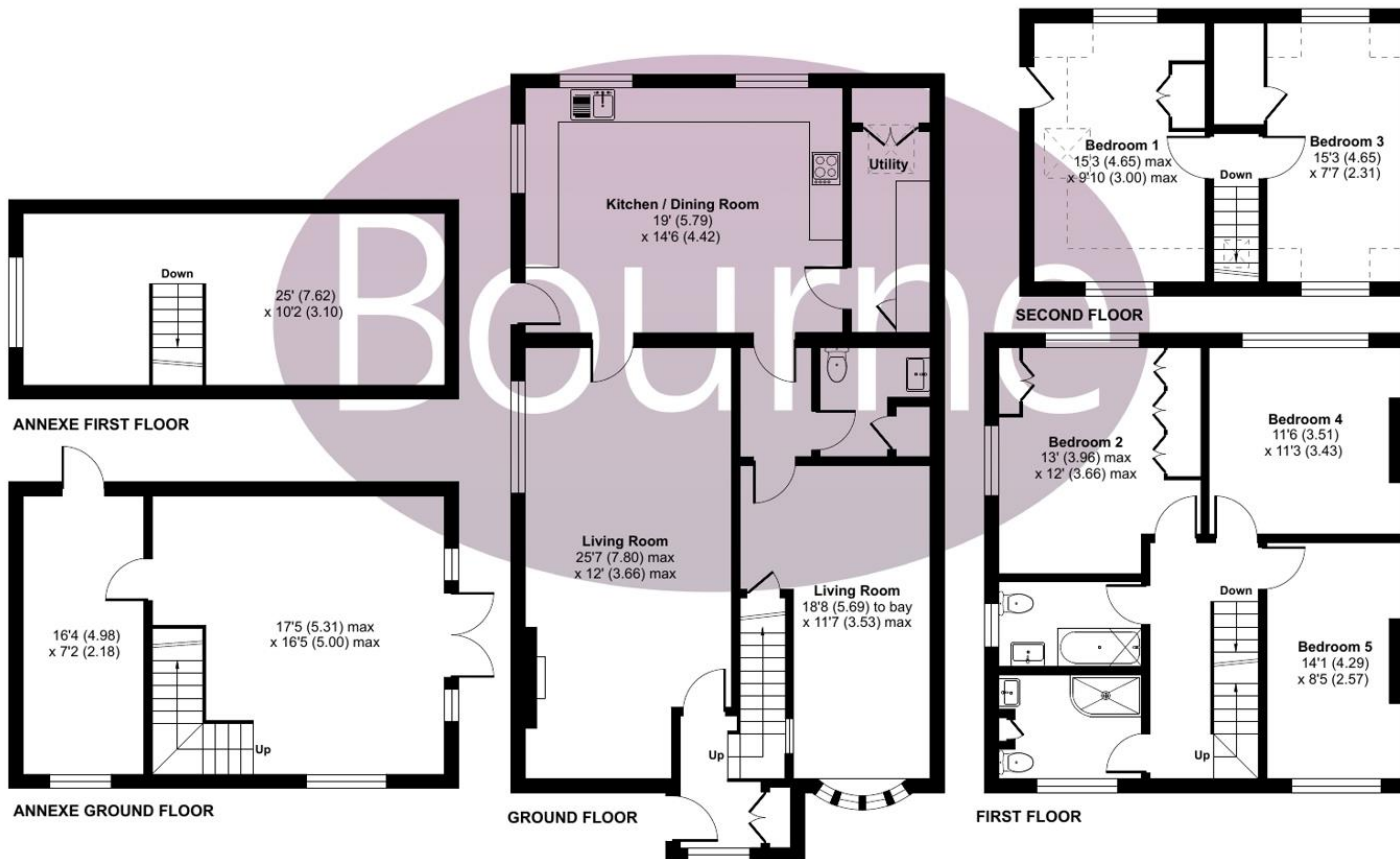


Denotes restricted head height

Tangley Lane, Guildford, GU3

Approximate Area = 1897 sq ft / 176.2 sq m
 Limited Use Area(s) = 66 sq ft / 6.1 sq m
 Annexe = 667 sq ft / 61.9 sq m
 Total = 2630 sq ft / 244.2 sq m

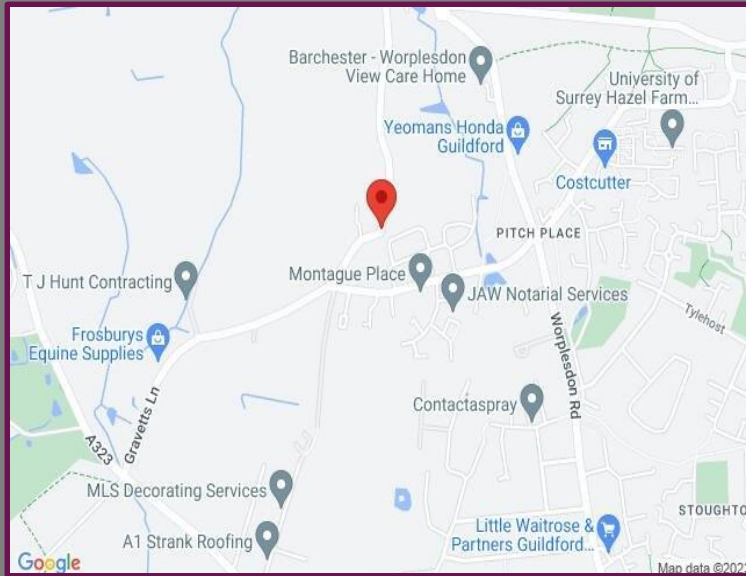
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1048079

Location

Tangley Lane is a few miles outside of Guildford town centre with its vast array of shops, restaurants and leisure facilities. The A3 which provides road links to London, the South Coast and the M25 is just 6 miles away and Guildford mainline station gives direct access to London, Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(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