



ESTATE AGENTS



Brookside, Jacob's Well, Guildford, Surrey, GU4 7NS

Asking Price £585,000

# Brookside, Jacob's Well, Guildford, Surrey, GU4 7NS

A beautifully presented three/four bedroom bungalow with garden, summer house and driveway parking.

The property features a bright and spacious open plan kitchen / dining room. The modern kitchen area comprises a range of fitted units. The kitchen opens into dining room which has bifold doors that lead to patio area and garden. At the rear of the property is the living room, with large window to the front and double doors leading to patio area and garden. The property further features a study area which can be used as bedroom with two Velux windows and utility room.

The property features three double bedrooms. The main bedroom has an en-suite shower room featuring shower, wc and hand wash basin. Bedroom two is at the front of the property and features large window to the front and window to the side. Bedroom three features window to the front. Lastly the property features a family bathroom, with bath with shower over, handwash basin and wc.

At the rear of the property is the landscaped garden with patio area and laid to level lawn. The garden features a summer house and a garden store. The property offers driveway parking and a garage.

- Semi Detached
- Bungalow
- Popular Location
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Study/ 4th Bedroom
- Utility Room
- Landscaped Garden
- Summer House
- Garage & Driveway Parking
- Council Tax Band E



# Floorplan

## Brookside, Jacob's Well, Guildford, GU4

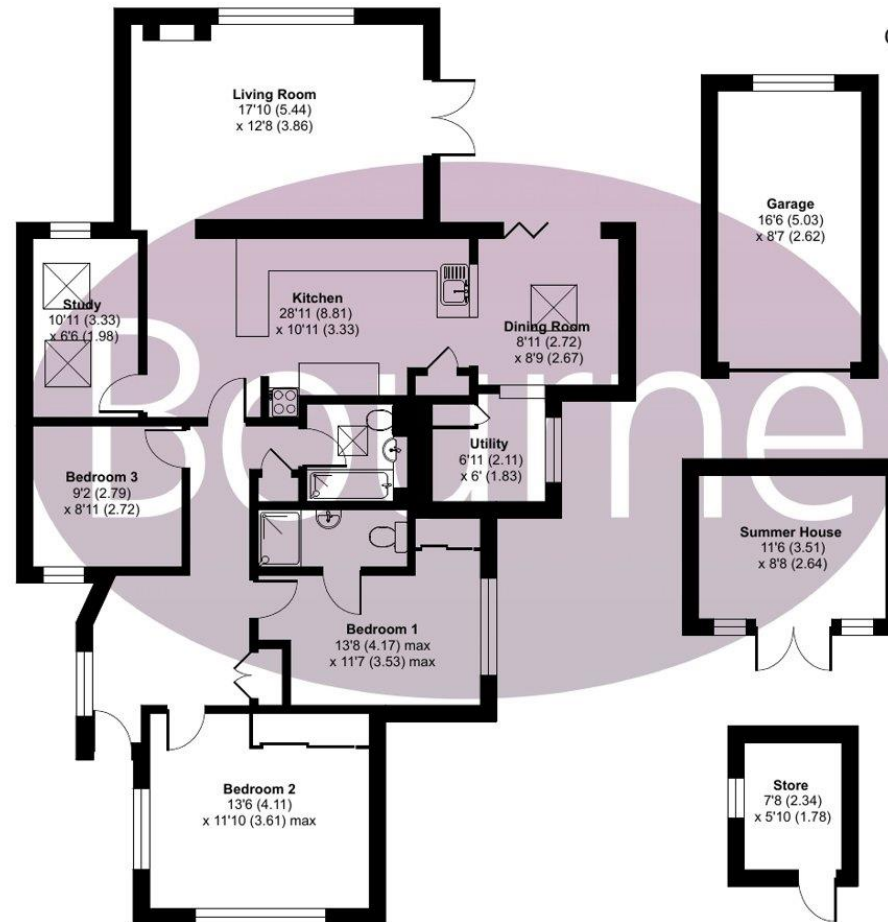
Approximate Area = 1273 sq ft / 118.3 sq m

Garage = 147 sq ft / 13.6 sq m

Outbuilding(s) = 148 sq ft / 13.7 sq m

Total = 1568 sq ft / 145.6 sq m

For identification only - Not to scale



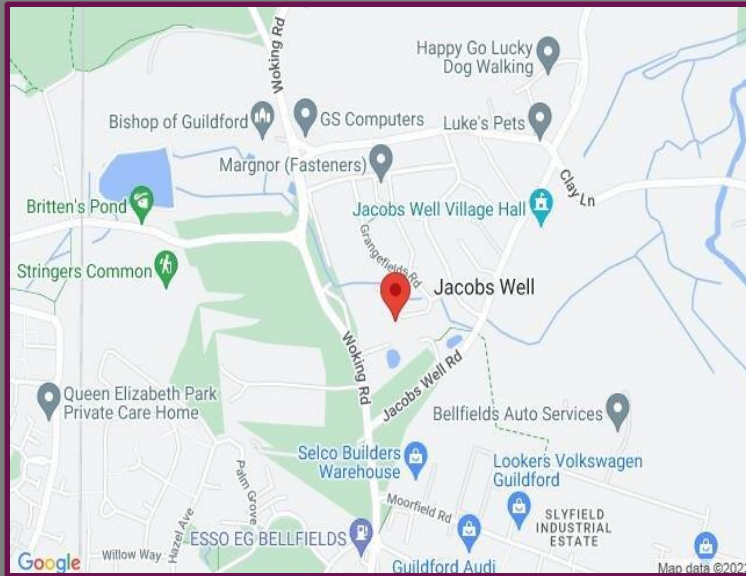
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Bourne Estate Agents. REF: 989453

# Location

The property is located at the top of the cul-de-sac in Jacobs Well which is a residential area on the outskirts of Guildford within approximately 2 miles of Guildford Town Centre and mainline station. The A3 which provides access to London, the M25 and South Coast is within approximately one mile. There are a few local shops in Jacobs Well and the area is well served by local bus routes.



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>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(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.



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