



ESTATE AGENTS



Woking Road, Guildford, Surrey, GU1 1QL

Guide Price £450,000

Woking Road, Guildford, Surrey, GU1 1QL

This beautifully presented, three bedroom home features off road parking and is well located with easy access to the A3.

The property is accessed via the porch which leads to the hallway with stairs to the first floor. At the front is the spacious living room with a window overlooking the front, allowing in plenty of natural light making this a bright space. The kitchen/dining room at the rear has been finished to a high standard and features a range of units, kitchen island and double doors leading to the garden. To the right is the modern bathroom comprising wc, wash hand basin and bath with shower over. The ground floor also benefits from having a storage cupboard.

The first floor comprises of three good sized bedrooms. The main bedroom features built in wardrobes and the third bedroom is currently being used as an office.

To the front of the property is off road parking. The garden is well maintained, with a patio area with the rest mostly laid to level lawn. At the rear of the garden is the garage.

- End Of Terrace
- Three Bedrooms
- Modern Throughout
- Off Road Parking
- Garden
- Garage
- Council Tax Band: D



Floorplan

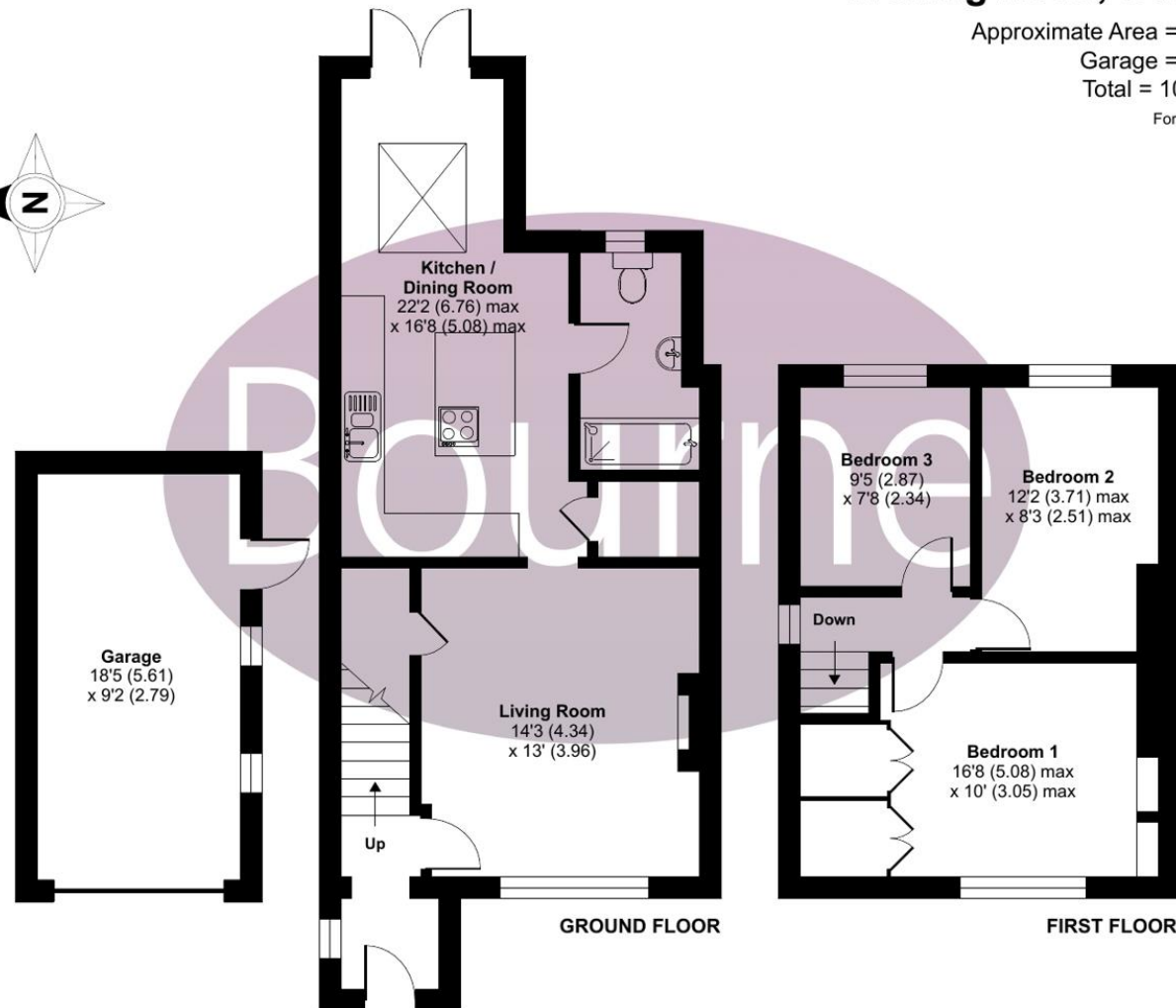
Woking Road, Guildford, GU1

Approximate Area = 922 sq ft / 85.6 sq m

Garage = 174 sq ft / 16.2 sq m

Total = 1096 sq ft / 101.8 sq m

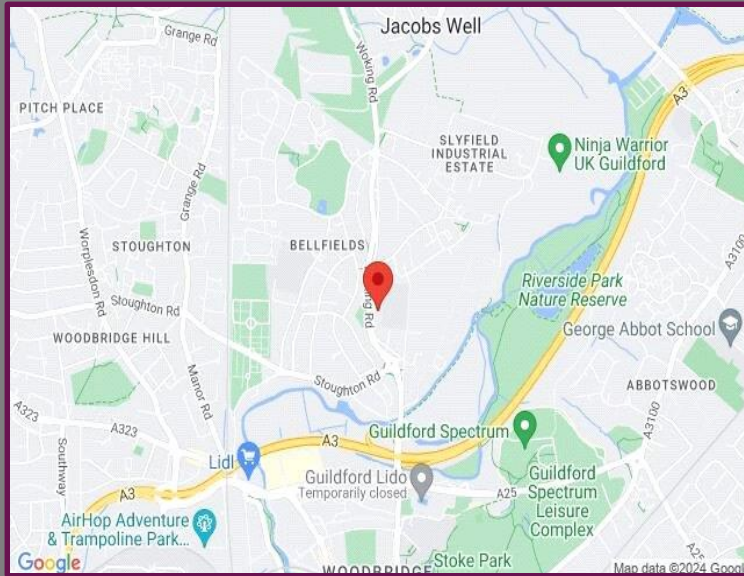
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1102111

Location

The property is located on Woking Road, within approximately ½ a mile of the A3 which provides road links to London, the M25 and the South Coast. The Spectrum leisure centre is also within approximately ¾ of a mile, and Guildford town centre and mainline station are within about 2 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	45	
(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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