



Park Barn Drive, Guildford, Surrey, GU2 8EX

Offers In Excess Of £350,000

Park Barn Drive, Guildford, Surrey, GU2 8EX

The front door leads to hallway with storage cupboards either side and living room to the rear with sliding doors which lead to the rear garden. At the front is the kitchen with a range of fitted units, and window to the front.

Stairs to the first floor lead to three good sized bedrooms. The family bathroom comprises bath with shower over and basin and a separate WC.

At the rear is a good size garden with gated access leading to the rear. The property also features a garage.

- End of terrace
- Large reception room
- Three bedrooms
- Convenient location
- Council tax band: C



Floorplan

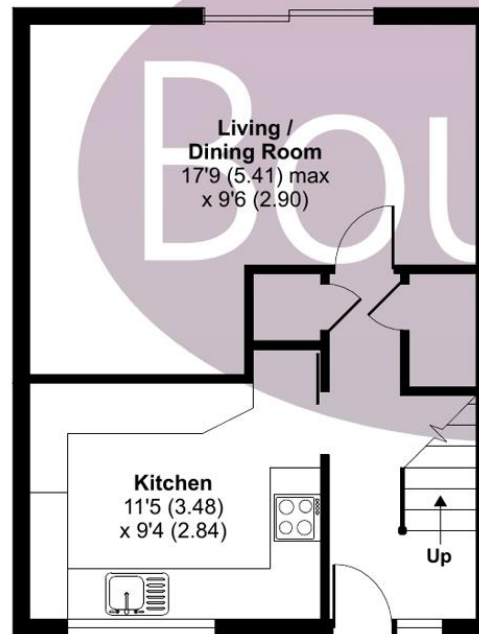
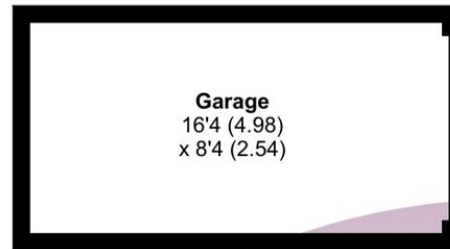
Park Barn Drive, Guildford, GU2

Approximate Area = 832 sq ft / 77.3 sq m

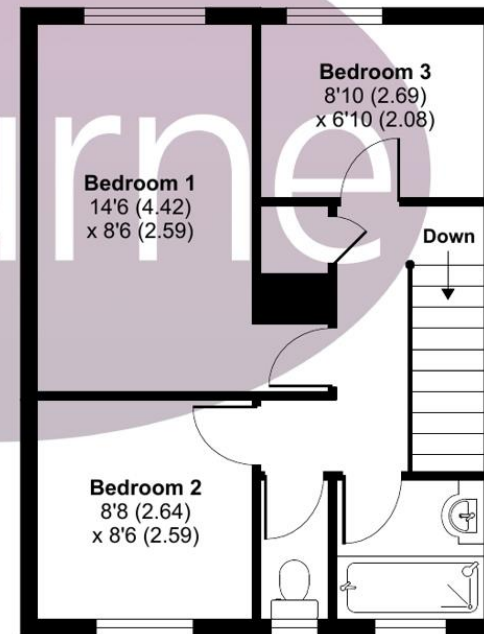
Garage = 136 sq ft / 12.6 sq m

Total = 968 sq ft / 89.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1006895

Location

Positioned in a popular residential area with easy links to Royal Surrey hospital, Surrey University, Guildford town centre and easy A3 access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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