



ESTATE AGENTS



Beckingham Road, Guildford, Surrey, GU2 8BT

Offers in excess of £595,000

Beckingham Road, Guildford, Surrey, GU2 8BT

A very spacious four bedroom detached family house in the popular Rydes Hill area of Guildford, which combines great living accommodation with a popular location and features two reception rooms, and large rear garden.

The front door leads into the hall with stairs to 1st floor and a large under stairs cupboard. To the front is the living room with a bay window to the front. To the rear is the dining room with double doors leading to conservatory, with door leading to the garden. The kitchen/ Breakfast room includes a range of fitted units with wooden worktops and a window to the front. Lastly, the ground floor comprises a cloak room.

On the first-floor landing is a window to the side and stairs to the top/second floor. To the front is a double bedroom with a window overlooking the front of the property. To the rear is a further double bedroom and a window overlooking the garden. Also on this floor is a single bedroom, and a modern family bathroom with a white suite and a frosted window to the front.

The top floor is another double bedroom with skylights to the rear and eaves storage to the front. At the top of the stairs is a study area with shelving and room for desk and office chair.

The large garden comprises a paved terrace with the remainder laid to level lawn. This property also has a garage.

- Detached
- Two Reception Rooms
- Conservatory
- Four Bedrooms
- Family Bathroom
- Garden
- Single car garage and off-street parking
- Council Tax Band E



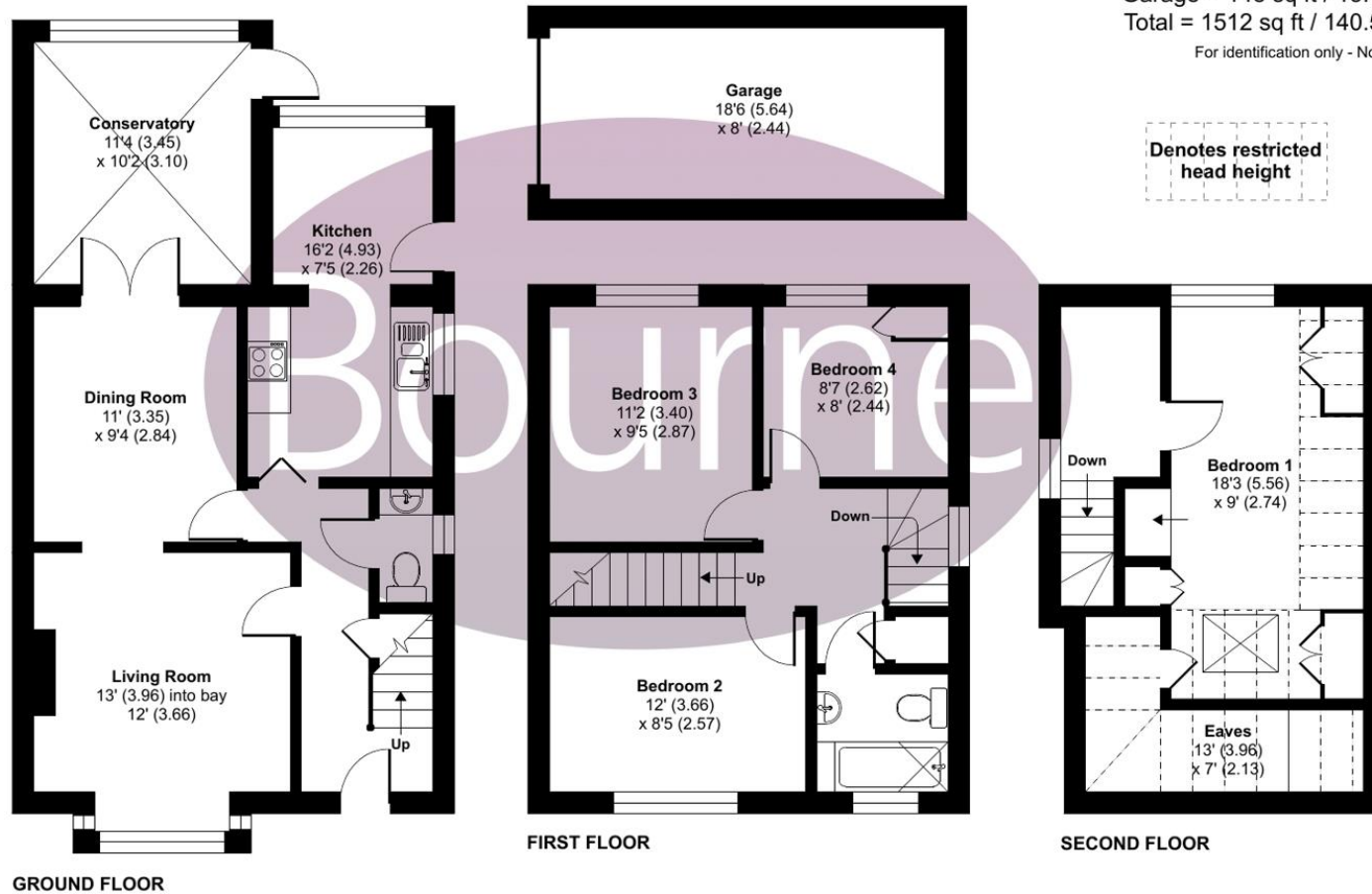
Floorplan



Beckingham Road, GU2

Approximate Area = 1213 sq ft / 112.7 sq m
Limited Use Area(s) = 151 sq ft / 14 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1512 sq ft / 140.5 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). © n1cheom 2023. Produced for Bourne Estate Agents. REF: 1006967

Location

Beckingham Road is a residential road just off Aldershot Road in the popular Rydes Hill area, and within approximately 1.5 miles of the town centre and Guildford mainline station. The immediate area offers local shops and good bus routes into Guildford. The A3, which provides access to the South Coast, London and the M25, is within approximately ½ a mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(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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