



ESTATE AGENTS



Dorrit Crescent, Guildford, Surrey, GU3 3AP

Offers in excess of £475,000

Dorrit Crescent, Guildford, Surrey, GU3 3AP

The property sits on an attractive plot with driveway parking and garage to the side and an easily-maintained garden to the rear.

The front door leads into the hall. A door leads into the main reception room with feature fireplace and sliding doors that lead to the well-kept rear garden. The kitchen comprises a range of fitted units and window to the side.

The ground floor comprises two double bedrooms, one with built in wardrobes, the other with a large window to the front allowing lots of light to come in. The family bathroom is also on this floor which comprises bath, hand wash basin and WC.

The 1st floor landing leads to a large double bedroom with window.

The pretty front garden comprises a large lawn with driveway to the side with parking as well as a detached garage. The well-maintained and private rear garden comprises a paved terrace with remainder laid to level lawn with garden store to the corner.

- Semi - Detached Chalet Bungalow
- Three Bedrooms
- Family Bathroom
- Garden
- Detached Garage
- Driveway
- Council Tax Band E

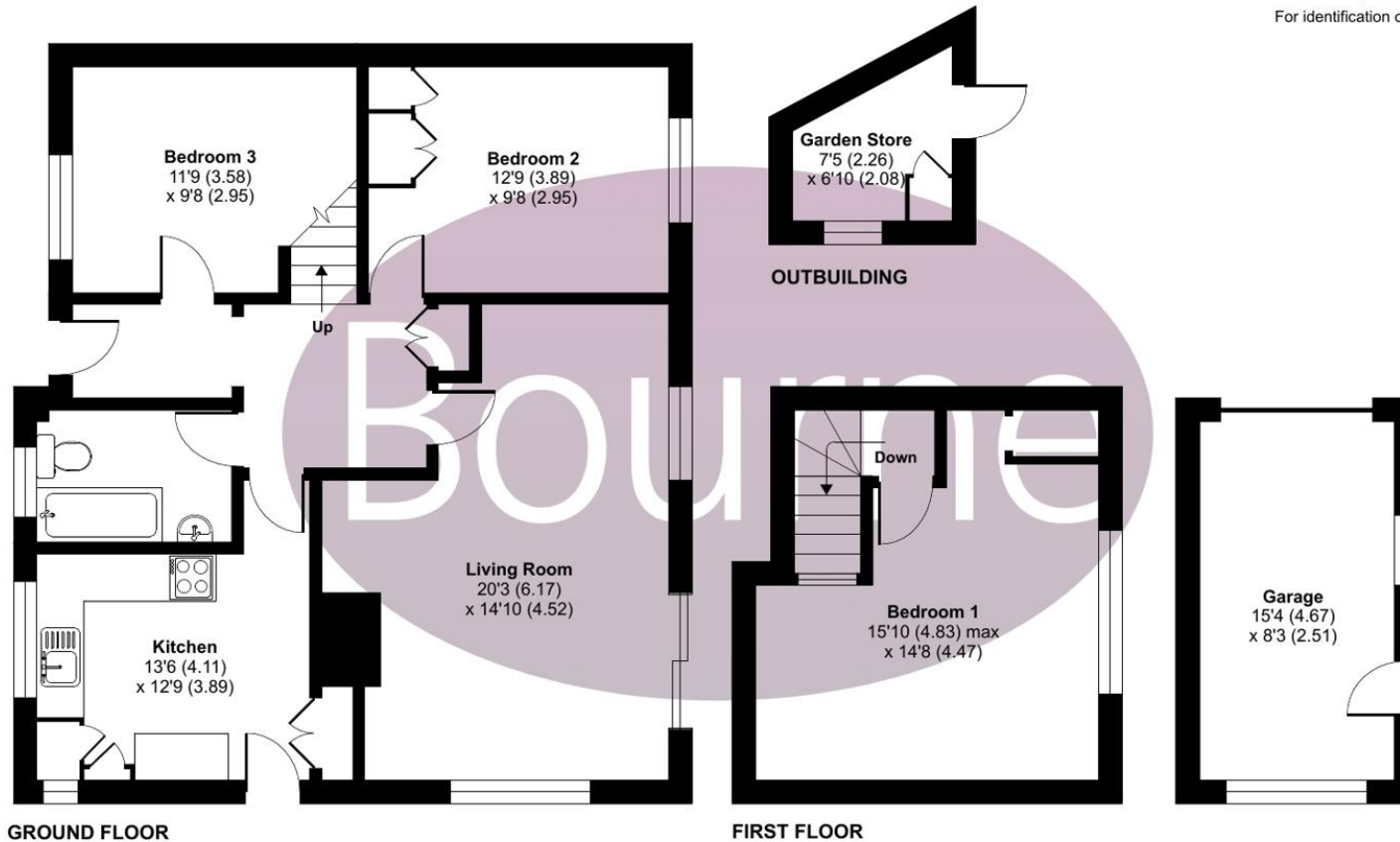


Floorplan

Dorrit Crescent, Guildford, GU3

Approximate Area = 1020 sq ft / 94.8 sq m
Garage = 179 sq ft / 16.6 sq m
Outbuilding = 38 sq ft / 3.5 sq m
Total = 1237 sq ft / 114.9 sq m

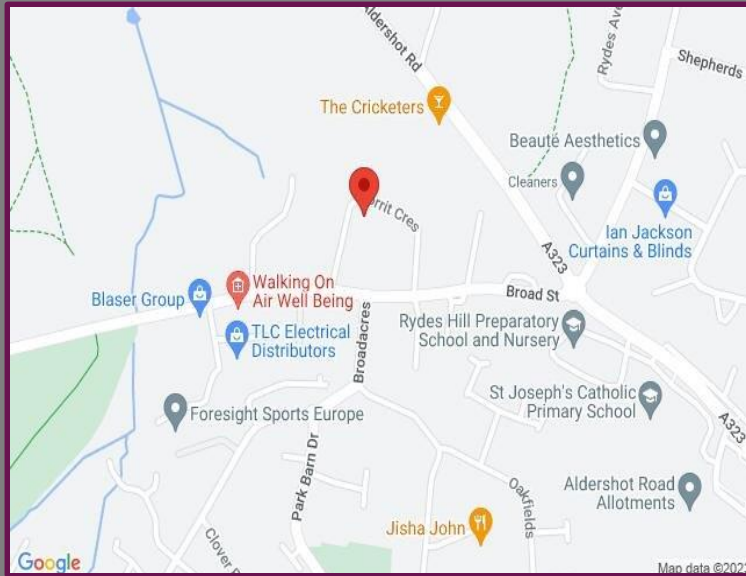
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1028102

Location

Dorrit Crescent is a residential crescent situated on the outskirts of Guildford off Broad Street on the approach to Wood Street Village in the Rydes Hill area. The A3 which provides road links to London, the M25 and the South Coast is within approximately 2/3rd of a mile. The area is well served by local bus routes and the mainline station is less than 2 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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