



ESTATE AGENTS



Manor Road, Guildford, Surrey, GU2 9NQ

Asking Price £530,000



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This three/four bedroom detached house is located in Guildford close to local amenities and has recently been redecorated and has had new carpets.

As you enter the property, to the right you will find stairs to the first floor and the downstairs toilet comprising wc and wash hand basin. To the left is the dining room/bedroom four. Further ahead to the left is the living room featuring a fireplace and doors leading to the conservatory. At the rear on the right is the open plan kitchen/breakfast room. The kitchen has a range of fitted units and a door from the breakfast room leads to the side of the house.

From the first floor hallway, there is access to all rooms on this floor. There are three bedrooms all with a window and the family bathroom comprises a bath, wc and wash hand basin.

Outside to the rear is driveway parking and a paved garden. There is also a store room down the side of the property.

- Three/Four Bedrooms
- Two Reception Rooms
- Driveway
- Conservatory
- Garden
- Council Tax Band D



# Floorplan

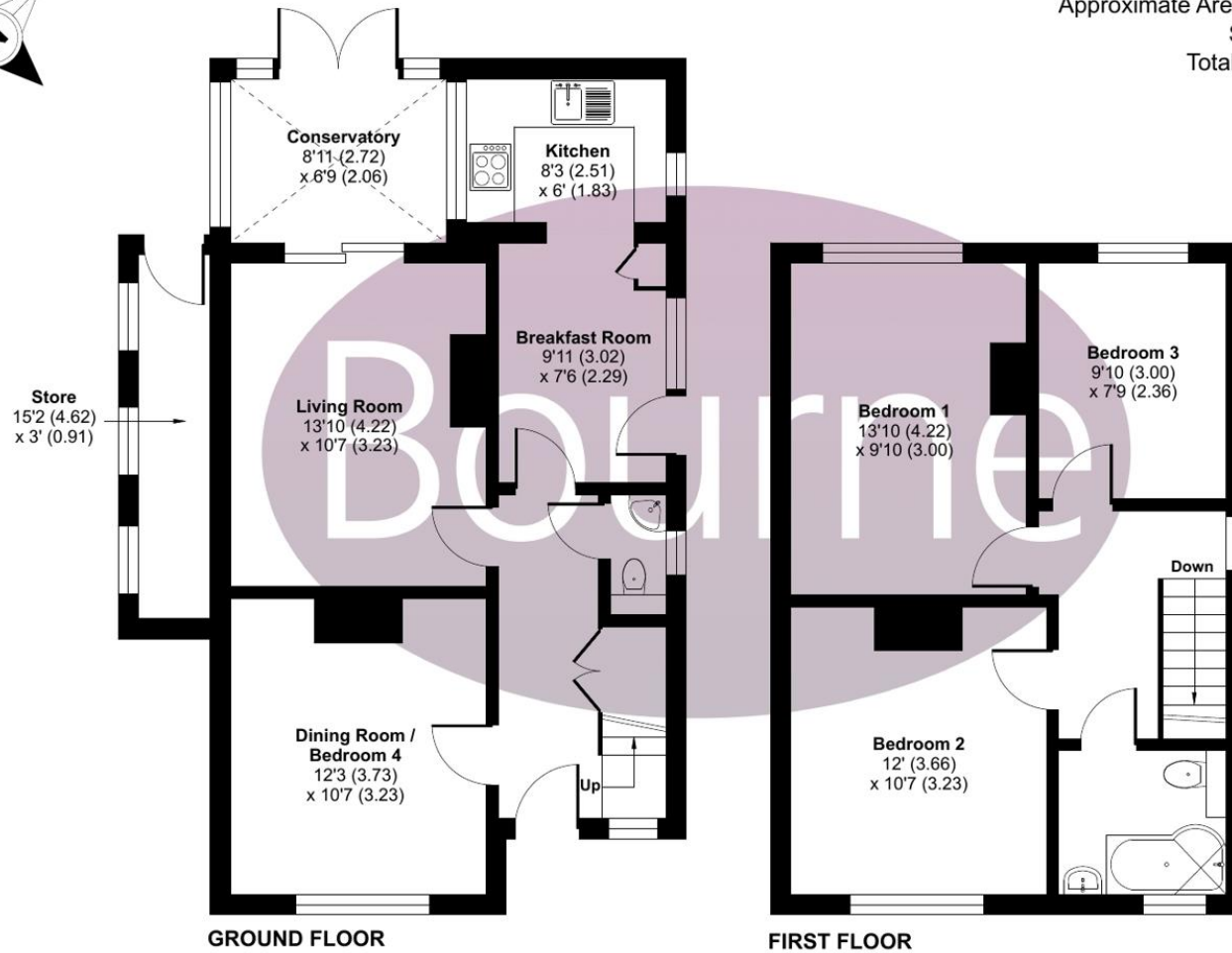
## Selhurst House, Manor Road, Guildford, GU2

Approximate Area = 1072 sq ft / 99.5 sq m

Store = 46 sq ft / 4.2 sq m

Total = 1118 sq ft / 103.7 sq m

For identification only - Not to scale

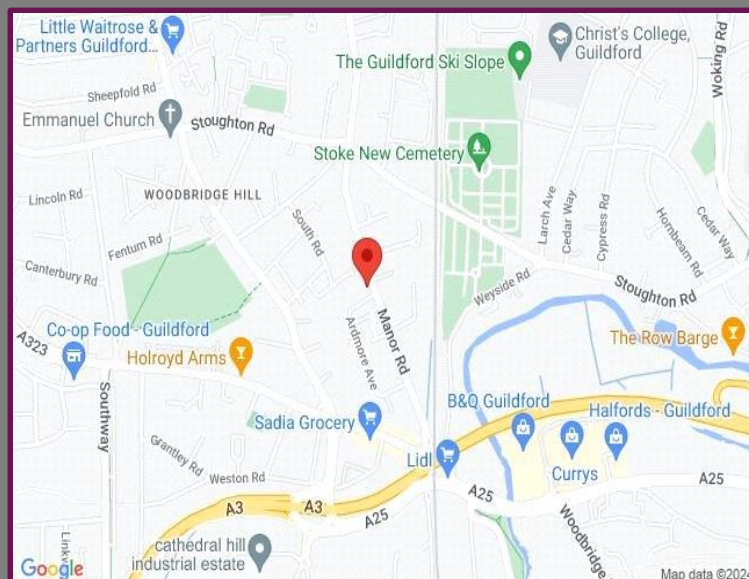


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1075980



# Location

Within 0.5 miles walk there are schools, nurseries, convenience stores, GP, dentist, post office, ladymead retail park, gyms, cafes, restaurants and takeaways, pubs, the river Wey, playing field, pharmacy, dry cleaners and much more! Guildford Station (and town centre) is a 1.2 mile walk away.



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>		
(55-68) <b>D</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.



A refreshing choice...

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