



ESTATE AGENTS



Sheepfold Road, Guildford, Surrey, GU2 9TS

Offers Over £700,000

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The ground floor comprises a large living room with bay window towards the front, kitchen with a range of fitted units and door leading to rear garden, dining room with fireplace and sliding doors which lead to the bright conservatory with double doors leading to the rear garden. The ground floor further features the study, also with double doors leading to garden, utility area with space for appliances, a spacious bedroom with window the front and lastly a shower room, which comprises shower, basin and wc.

The first floor comprises the main bedroom with built in wardrobes and bay window, as well as a further three generously sized bedrooms. The first floor features two large bathrooms the family bathroom comprises bath with shower over, basin and wc. The second bathroom features wc, basin and bath.

At the rear is the garden with patio and decked area and path leading to rear. To the front of the property is driveway parking.

- Two Reception Rooms
- Popular Location
- Five Bedrooms
- Three Bathrooms
- Council Tax band E

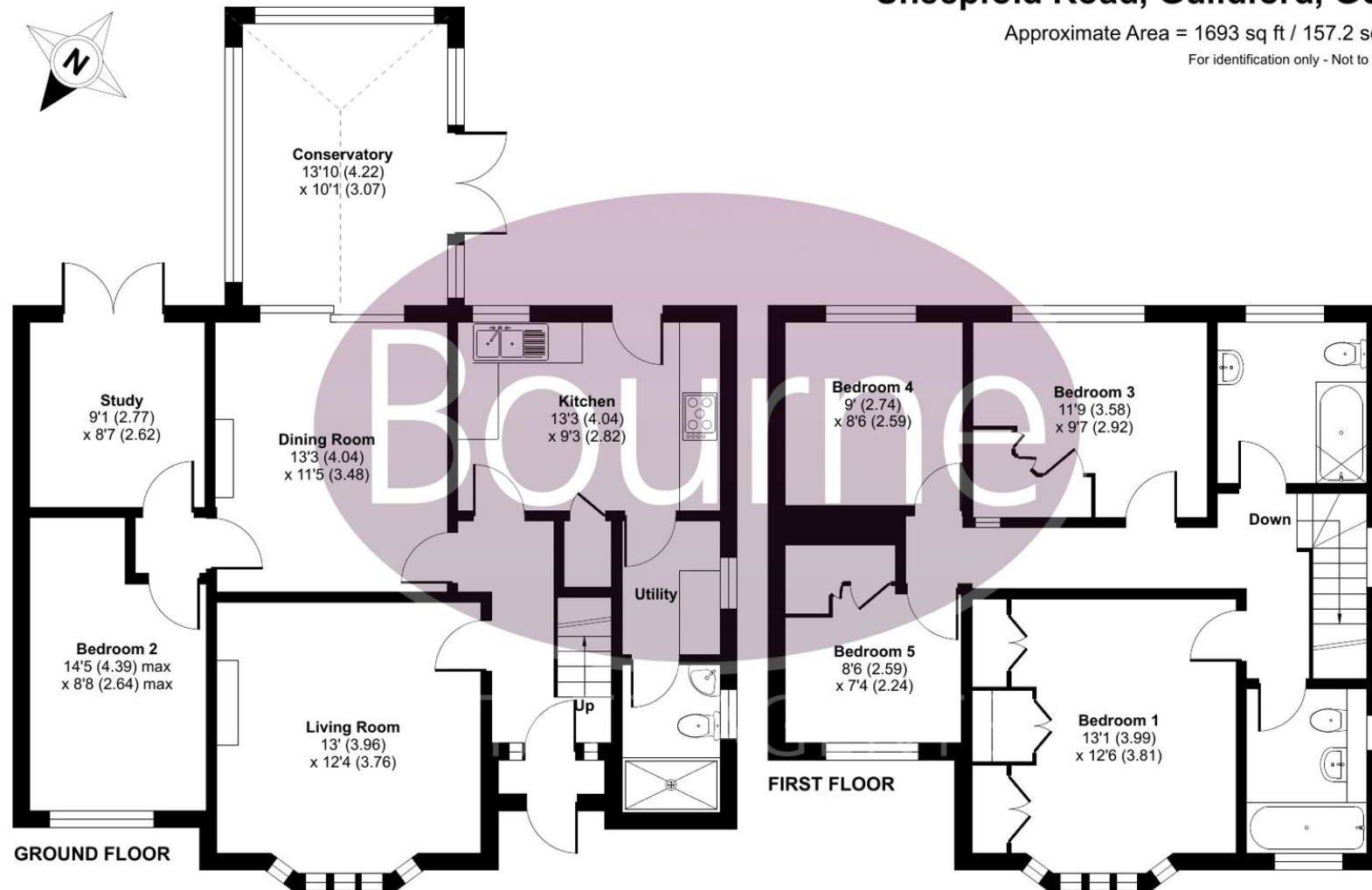


Floorplan

Sheepfold Road, Guildford, GU2

Approximate Area = 1693 sq ft / 157.2 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). © n|cheom 2023. Produced for Bourne Estate Agents. REF: 1020476

Location

Location is a real selling point, this property is located in within a hundred of meters of a parade of shops, chemist, a bakery, a dentists and other eateries. Within walking distance there are popular schools, a gym (with swimming pool) and plenty of green spaces. Guildford Town Centre is approximately 1.2 miles away.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 79 |
| (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...

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