



ESTATE AGENTS



The Street, East Clandon, Guildford, Surrey, GU4 7RY

Offers In Excess Of £700,000

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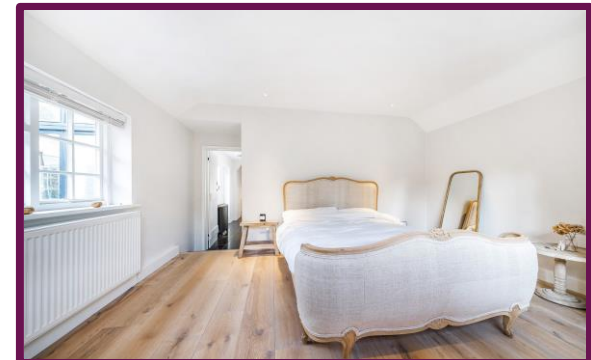
This beautiful and bright two-bedroom cottage features an electric fireplace, generous double bedrooms, and underfloor heating. This property also offers off road parking for up to 4 cars as well as a garage.

When you enter this charming home, you will find the living room which offers a window that overlooks the lovely views over the walled front garden and the working fireplace. Continuing though is the dining room featuring beautiful cottage window, the dining room connects to the kitchen. The beautiful hand-built kitchen at the front of the house has a window that overlooks the front of the property, the kitchen offers an abundance of counter and storage space.

The dining room also offers entry into the secondary bedroom which features a window looking into the conservatory. Past the dining room is the utility room offering even more storage, Aswell as space for a washing machine. The main bathroom is located next to the utility room. The bathroom offers amenities such as a fabulous rolltop bath, toilet, and hand wash basin. The primary bedroom is located at the very rear of the home and features a large window overlooking the south facing garden, this room also offers some built in wardrobes.

Finally, the conservatory which opens into the gorgeous south facing garden which offers a patio sitting area at the end of the garden. This property also offers a garage and off-road parking for up to 4 cars.

- Two Bedrooms
- Underfloor Heating
- Charming Character
- South Facing Garden
- Off Road Parking
- Free Residents Hatchlands National Park membership
- Council Tax Band F



Floorplan

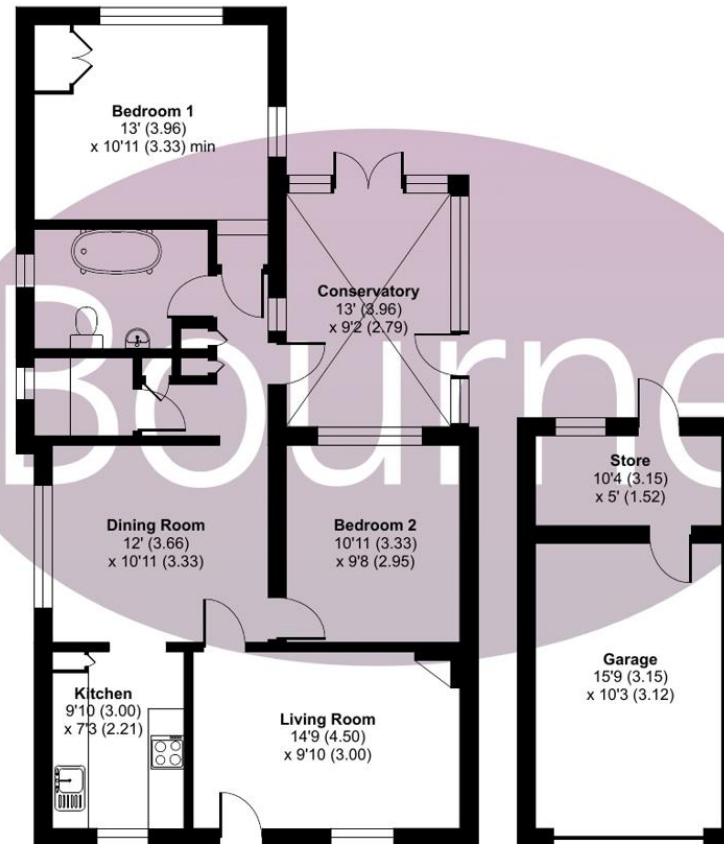
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Approximate Area = 1091 sq ft / 101.4 sq m (includes garage)

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1142 sq ft / 106.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1078907

Location

This charming two bedroom property is ideally located in the heart of East Clandon village. The area has excellent road connections with the A3 and M25 just a few minutes' drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	57	
(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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