



Shepherds Lane, Guildford, Surrey, GU2 9SL

Asking Price £775,000

# Shepherds Lane, Guildford, Surrey, GU2 9SL

A simply stunning, extended four bedroom family home situated in the sought-after Rydes Hill area of Guildford, offering modern accommodation and a garage and driveway parking.

The ground floor comprises an open plan kitchen/family/dining room, bedroom that is currently being used as a study and downstairs toilet. The kitchen/family/dining room has been completed to a very high standard with underfloor heating throughout and with doors leading straight to the garden. The kitchen has a wide range of fitted units with an island in the centre with an electric hob.

The first floor comprises of three bedrooms, study that is currently being used as a bedroom and the family bathroom. The main bedroom has an en-suite bathroom that is beautifully finished, with a large shower and two rainfall shower heads and a wc. The family bathroom comprises a bath, wc and wash hand basin.

To the front of the property is a driveway for multiple cars, aswell as a garage.

The well maintained rear garden provides a decked area, lawn and pathway down the side leading to the garden store at the rear of the garden.

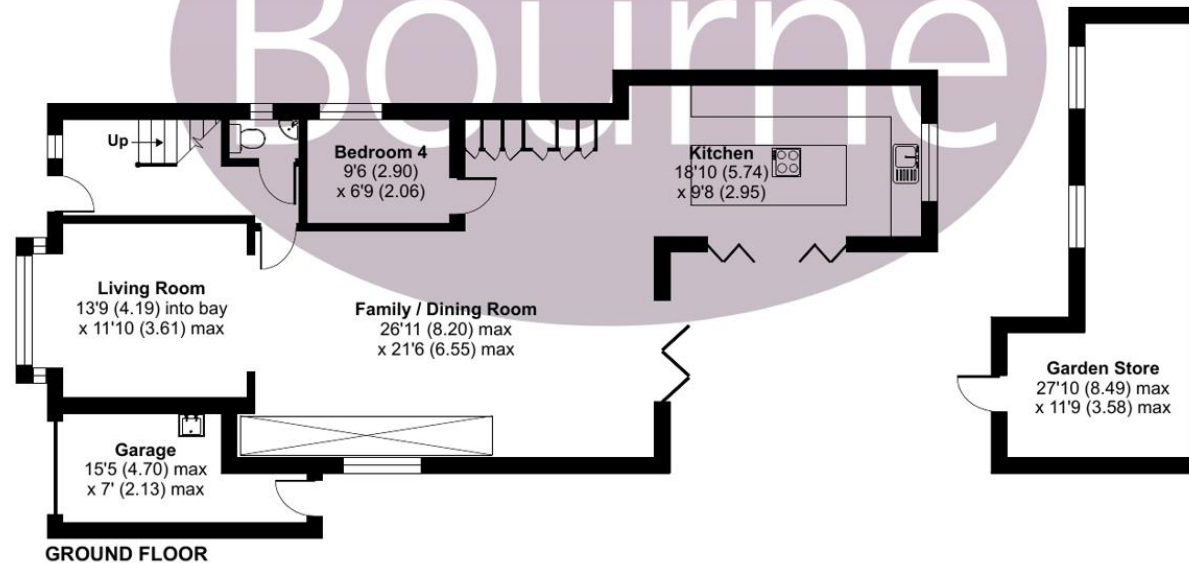
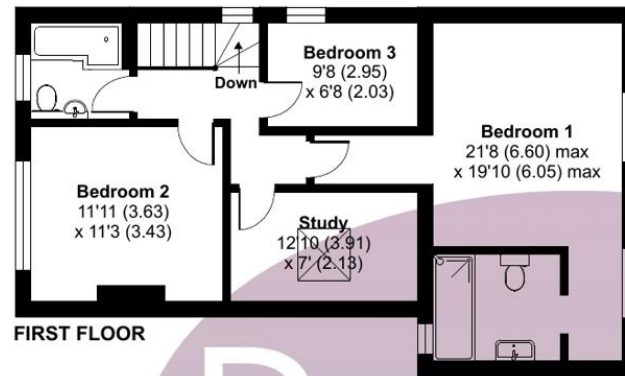
- Extended Detached Family House
- Four Bedrooms
- Open Plan Downstairs
- Modern Throughout
- Study
- Modern Family Bathroom
- Garage
- Driveway Parking
- Council Tax Band E



## Shepherds Lane, Guildford, GU2

Approximate Area = 1688 sq ft / 156.8 sq m  
Garage = 88 sq ft / 8.2 sq m  
Outbuilding = 230 sq ft / 21.4 sq m  
Total = 2006 sq ft / 186.4 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). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1087748

# Location

The property is located on Shepherds Lane approximately 2 miles from Guildford town centre and the mainline station with direct access to London. The area is well served by local bus routes, and access to the A3 which connects to London is within approximately ¾ of a mile. Guildford provides numerous shops, restaurants and leisure facilities, with The Spectrum and Guildford Lido being within approximately 1 ¼ miles.



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		
	72	82
<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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