



ESTATE AGENTS



Martin Road, Guildford, Surrey, GU2 9NX

Guide Price £600,000

Martin Road, Guildford, Surrey, GU2 9NX

This well presented four bedroom, three storey semi detached house is located in the popular Rydes Hill area of Guildford, offering parking to the front.

As you enter the property, you will find stairs to the first floor. The dining room is to the left with a window overlooking the front and features a fireplace. The spacious living room to the rear has a feature fireplace and double doors providing access to the garden. The kitchen features a wide range of units. The ground floor also benefits from having a utility room and downstairs wc.

The first floor comprises three bedrooms and a family bathroom. The bathroom comprises wc, wash hand basin and bath.

The roof was converted to make another bedroom on the second floor which is of good size with a skylight window and provides eaves storage.

The south west facing garden is well maintained, with a patio area, lawn and greenhouse. There is also a cabin/garden room which is well laid out, making it perfect for entertaining, with double doors and multiple windows allowing in plenty of natural light.

- Four Bedrooms
 - Semi Detached
 - Popular Location
 - South West Facing
- ## Garden
- Cabin/Garden Room
 - Council Tax Band D



Floorplan



Martin Road, Guildford, GU2

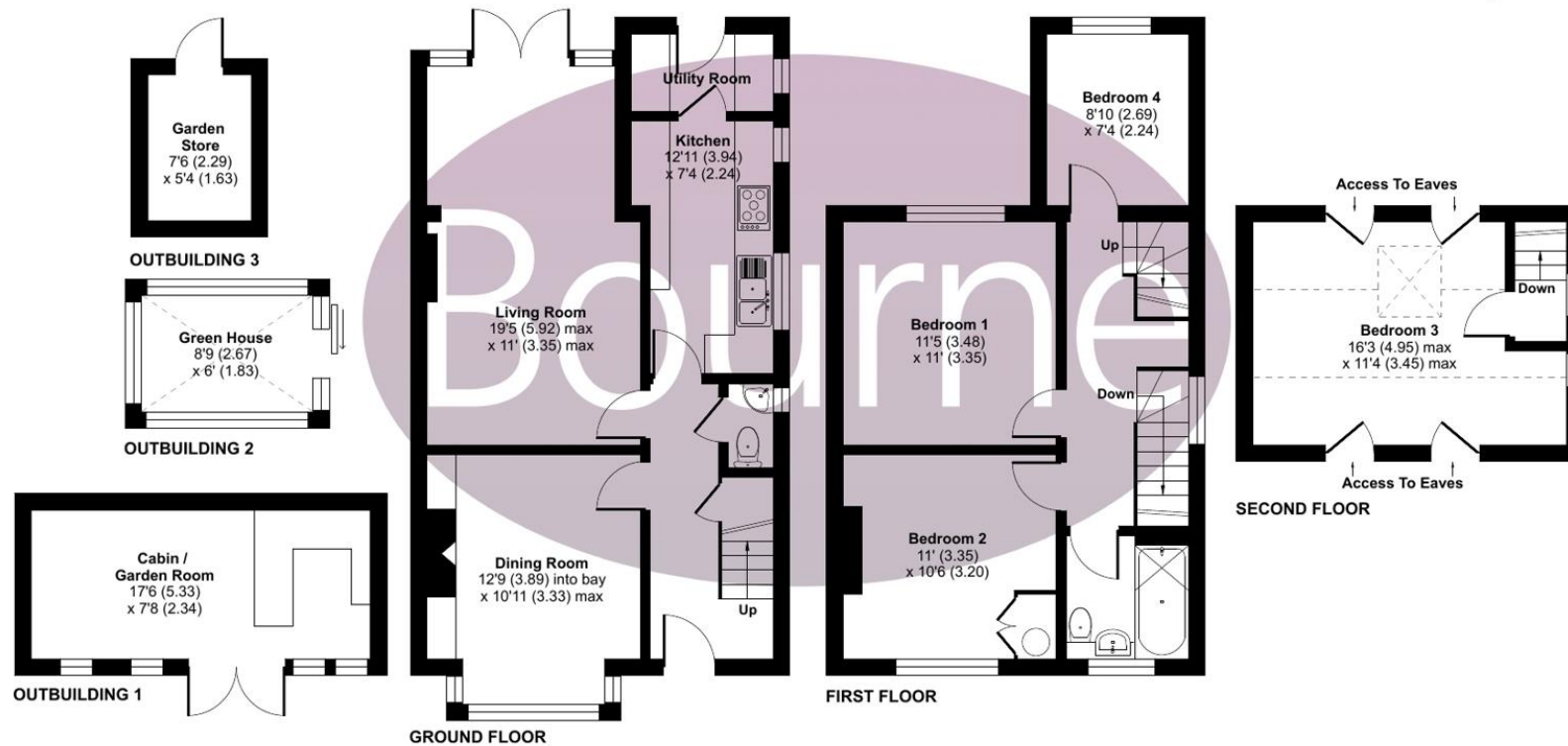
Approximate Area = 1127 sq ft / 104.7 sq m

Limited Use Area(s) = 104 sq ft / 9.6 sq m

Outbuildings = 227 sq ft / 21 sq m

Total = 1458 sq ft / 135.3 sq m

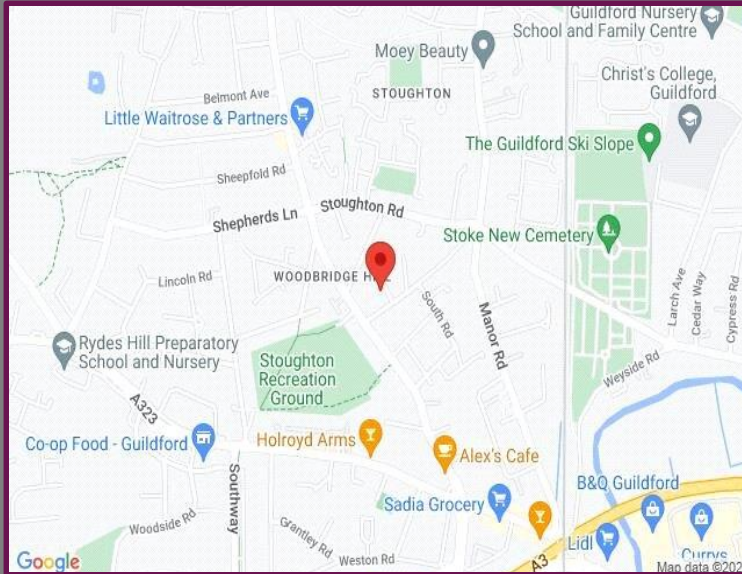
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7hecom 2024. Produced for Bourne Estate Agents. REF: 1088818

Location

Martin Road is a quiet cul-de-sac just off Worplesdon Road in the popular Rydes Hill area of Guildford, close to local shops, amenities and schools and within a mile and a half of the town centre and mainline station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	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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