



ESTATE AGENTS



Woking Road, Guildford, Surrey, GU1 1QS

Asking Price £699,950

Woking Road, Guildford, Surrey, GU1 1QS

This large, three bedroom home is well located on Woking Road, with easy access to the A3 and within around two miles of Guildford Town Centre.

As you enter the property, you are greeted by a spacious hallway, with stairs leading to the first floor. At the front is the dining room with bay window and feature fireplace. The living room/family room at the rear has doors leading to the garden. The kitchen features a range of units with a window overlooking the side of the property. The ground floor also benefits from a utility room and downstairs wc.

The first floor comprises of three bedrooms, family bathroom and separate wc. All three bedrooms are of good size, with the second bedroom benefitting from built in wardrobes and the main bedroom which has the original fireplace.

At the front of the property is the garage and driveway parking for multiple vehicles.

The large, rear garden is well maintained with a patio area and the rest laid to lawn.

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- Utility Room
- Large South/East Facing Garden
- Garage
- Driveway Parking
- Council Tax Band: E

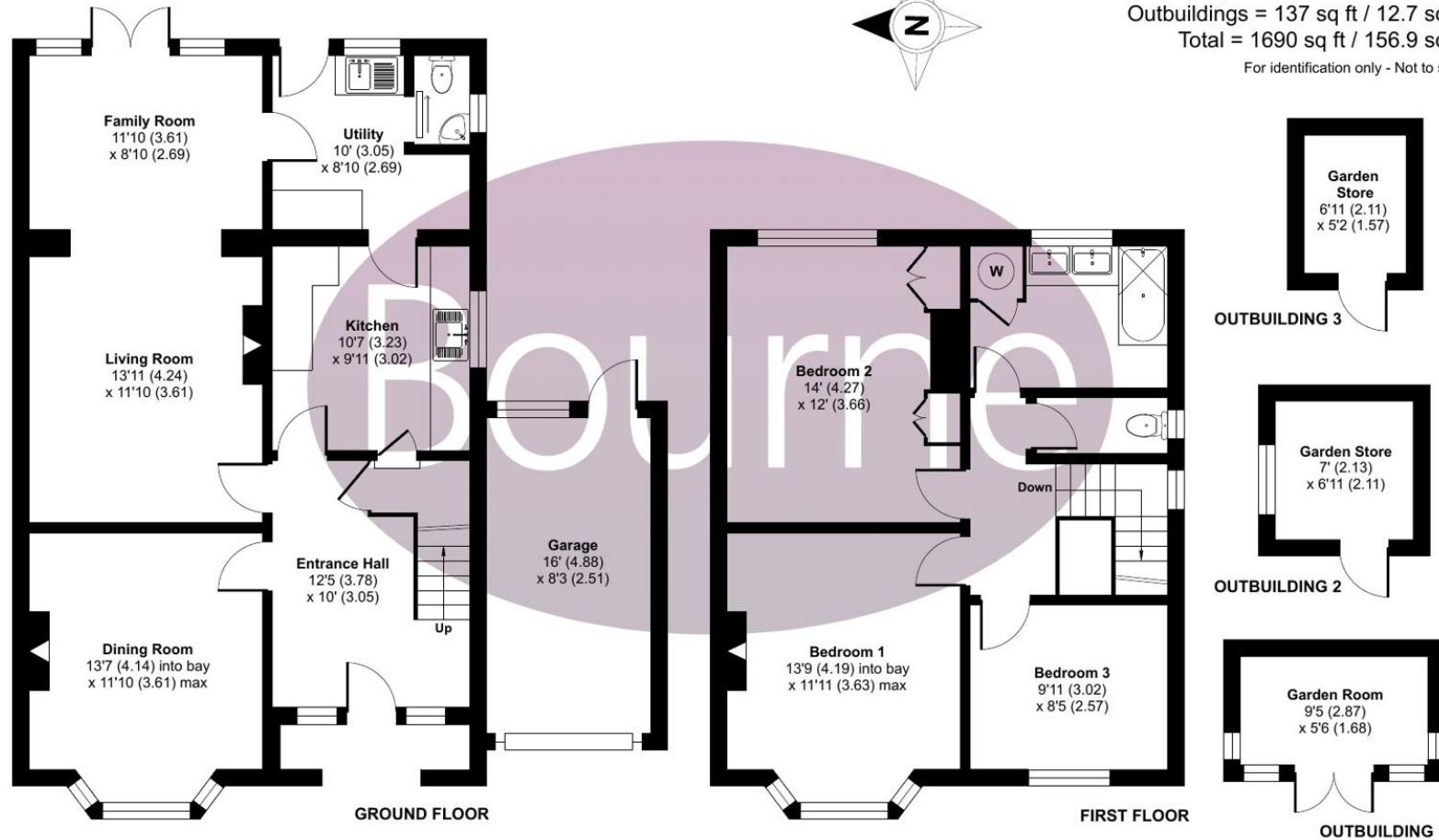


Floorplan

Woking Road, GU1

Approximate Area = 1420 sq ft / 131.9 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuildings = 137 sq ft / 12.7 sq m
Total = 1690 sq ft / 156.9 sq m

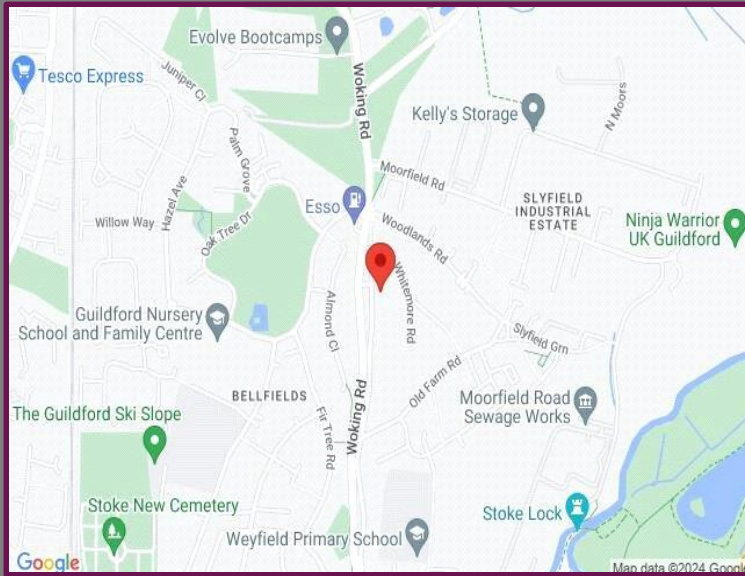
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1094285

Location

The property is located on Woking Road, within approximately ½ a mile of the A3 which provides road links to London, the M25 and the South Coast. The Spectrum leisure centre is also within approximately ¾ of a mile, and Guildford town centre and mainline station are within about 2 miles.



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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