



Worplesdon Road, Guildford, Surrey, GU2 9XW

Offers In Excess Of £450,000

Worplesdon Road, Guildford, Surrey, GU2 9XW

This extended three bedroom house is located in the popular Rydes Hill area of Guildford and could benefit from some modernisation.

The property is entered via the porch, leading to the hallway with stairs to the first floor. The living/dining room is spacious, with a feature fireplace, window overlooking the front and doors leading to the garden. The kitchen can be accessed via the hallway or the living room and features a wide range of units and a door leading to the garden.

The first floor comprises of three bedrooms and the family bathroom. Two of the bedrooms benefit from built wardrobes and the family bathroom comprises wc, wash hand basin and bath.

At the front of the property is the driveway for 2/3 cars. To the side is the carport and garage.

The east facing rear garden is well maintained with a patio area, level lawn and access to the garage and garden store.

- Semi Detached
- Three Bedrooms
- Large Living/Dining Room
- Driveway Parking
- Garage
- Carport
- Garden Store
- No Onward Chain
- Council Tax Band: D



Floorplan



Worplesdon Road, Guildford, GU2

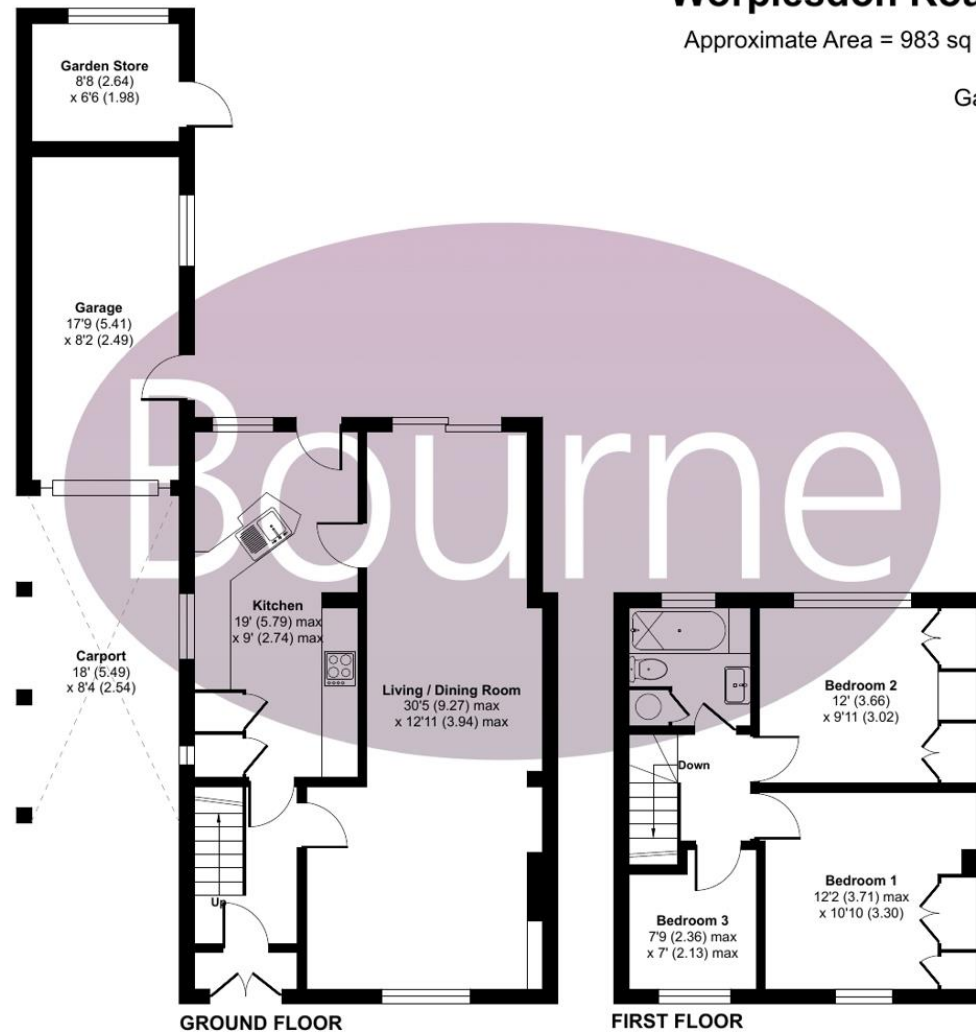
Approximate Area = 983 sq ft / 91.3 sq m (excludes carport)

Garage = 146 sq ft / 13.5 sq m

Garden Store = 53 sq ft / 4.9 sq m

Total = 1182 sq ft / 109.7 sq m

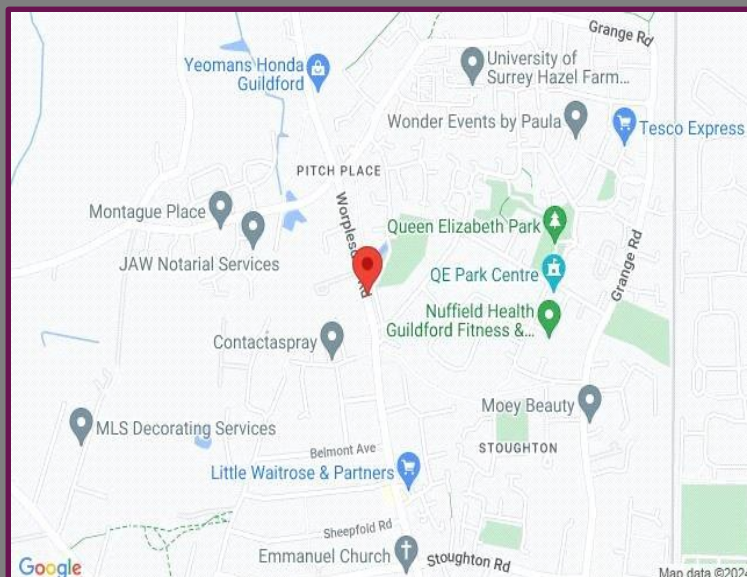
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Bourne Estate Agents. REF: 1104382

Location

The property is situated on Worplesdon Road in the popular Rydes Hill area of Guildford very close to local shops and schools. The area is well served by local bus routes and the nearby A3 which connects to London, the M25 and the south coast. Guildford town centre with its vast array of shops and restaurants and the mainline station is within approximately 1.5 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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.