



Juniper Close, Guildford, Surrey, GU1 1NX

Asking Price £575,000

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The ground floor comprises entrance hall with door to the bay fronted living room to the right which leads into the large, modern kitchen which features a wide range of fitted units and double doors leading the rear garden.

The left of the ground floor is two good sized bedrooms, a further reception room, bathroom with bath with shower over, wc and hand wash basin.

The second floor comprises a further three bedrooms and family bathroom comparing bath with shower over, wc and hand wash basin.

At the rear of the property is the beautifully kept garden with patio and decked area and the remainder being laid to level lawn. To the side of the house is a separate garden as well as driveway parking to the front.

- Five Bedrooms
- Two Bathrooms
- Utility Room
- Modern Kitchen
- Garden
- Driveway
- Council Tax band D

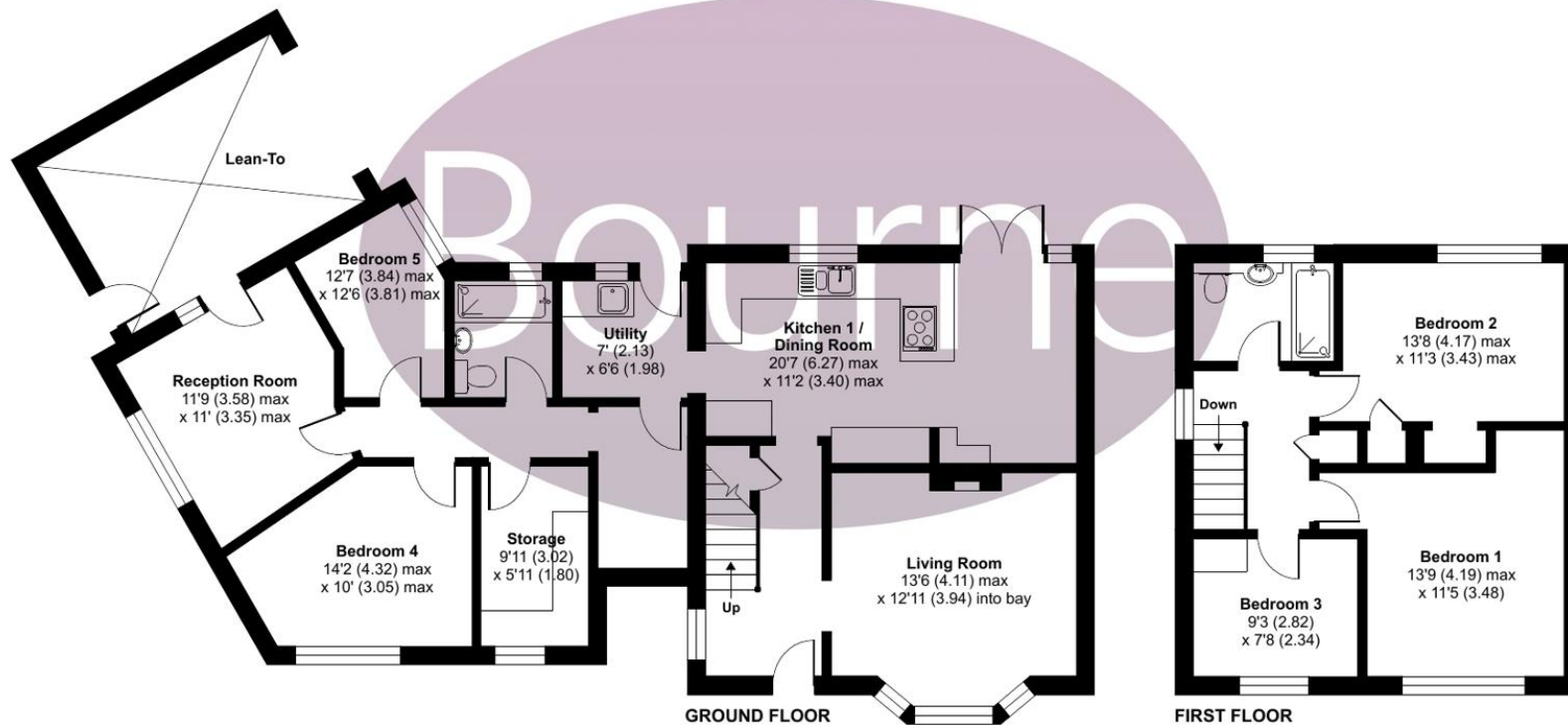


# Floorplan

## Juniper Close, Guildford, GU1

Approximate Area = 1532 sq ft / 142.3 sq m (excludes lean-to)

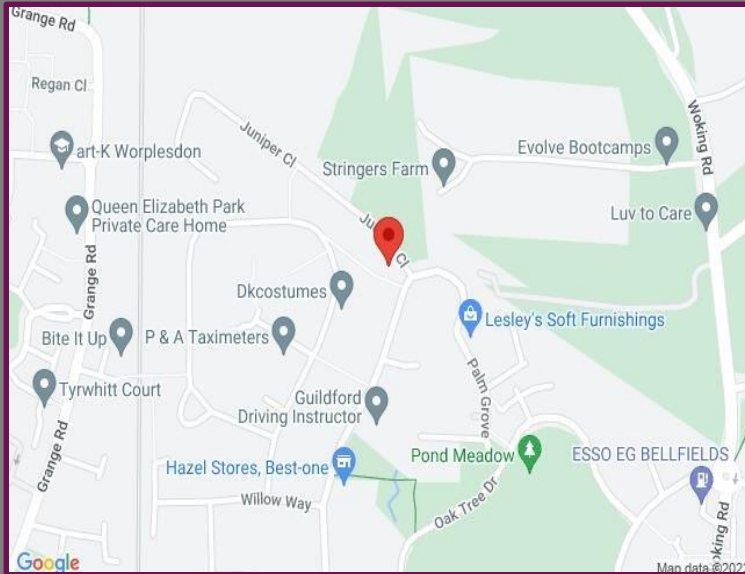
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1031770

# Location

The property is located in a desirable residential cul-de-sac road at the top of the Pond Meadow green within approximately 400 metres of the Woking Road in an area well served by local bus routes. The A3 which provides road links to the South Coast, London and the M25 is within approximately ½ a mile. Guildford Town centre and Mainline Station are within approximately 1½ miles.



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