



ESTATE AGENTS



Worplesdon Road, Guildford, Surrey, GU2 9RX

Guide Price £500,000

Worplesdon Road, Guildford, Surrey, GU2 9RX

The front door leads to entrance hall with living room to the front with bay window and feature fire place. To the left is a door which leads into the dining room, with feature fireplace as well as a useful under the stairs cupboard. The kitchen features a wide range of fitted units and window to the side and door leading to the garden. At the rear is the family bathroom which features bath with shower over, wc, and bidet.

Stairs lead to the first floor which features three good sized bedrooms, two of which feature built in wardrobes.

A useful storage area can be accessed via an external door at the rear of the property. The well-kept garden comprises patio an lawn area, with garden store at the rear.

- Three Bedrooms
- Family Bathroom
- Two Reception Rooms
- Garden
- Driveway
- Council Tax Band D



Floorplan

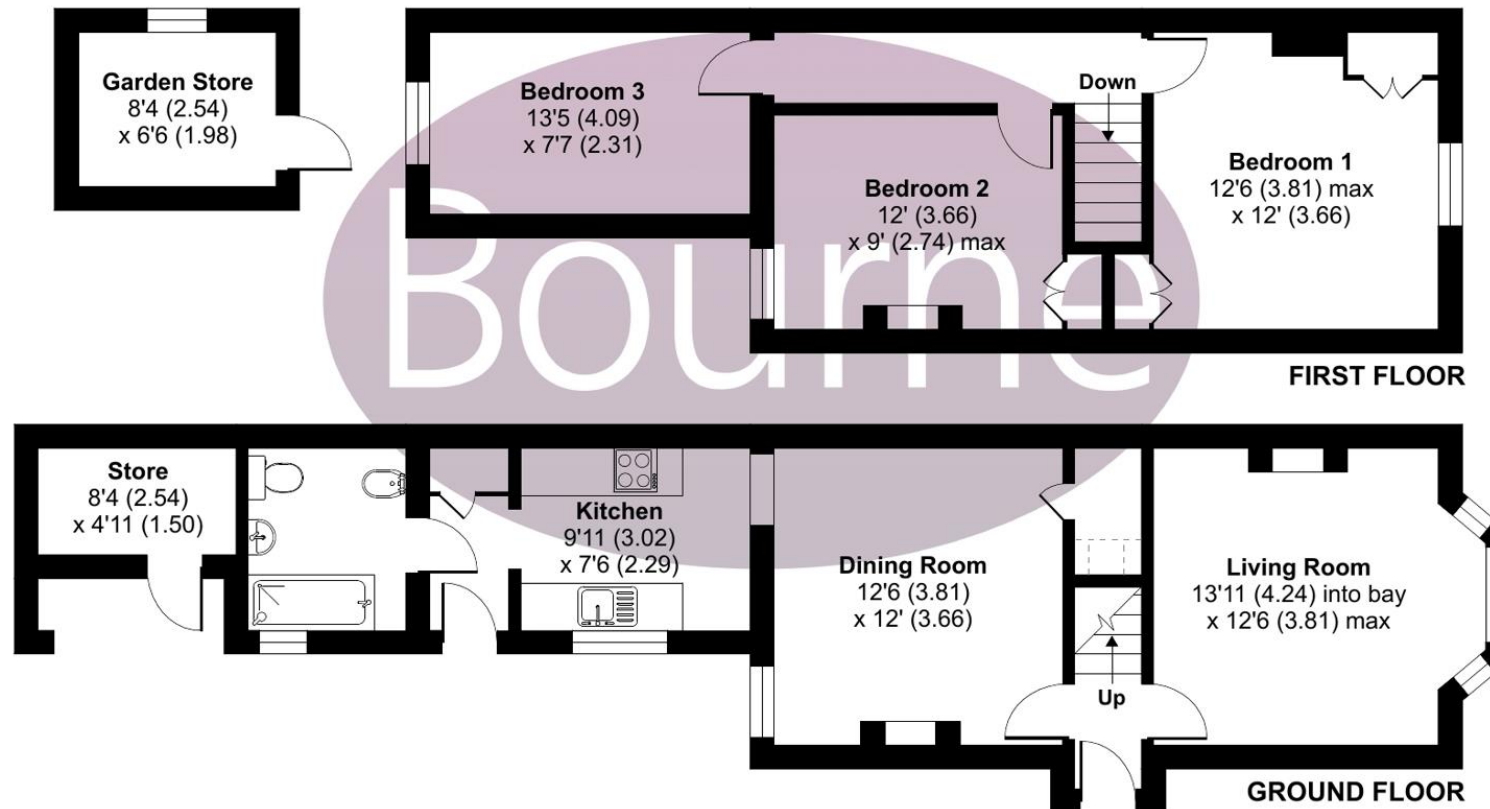
Worplesdon Road, Guildford, GU2



Denotes restricted head height

Approximate Area = 1031 sq ft / 95.8 sq m
Limited Use Area = 4 sq ft / 0.4 sq m
Outbuilding = 54 sq ft / 5 sq m
Total = 1089 sq ft / 101.2 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). © n̄cheom 2023. Produced for Bourne Estate Agents. REF: 1030681

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		85
(69-80) C		
(55-68) D		
(39-54) E	44	
(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...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: guildford@bourneestateagents.com

Web: www.Bourneestateagents.com