



ESTATE AGENTS



17 Sime Close, Guildford, Surrey, GU3 3ED

Offers in excess of £600,000

# 17 Sime Close, Guildford, Surrey, GU3 3ED

This stunning four-bedroom semi-detached home is modern throughout and is an ideal family home. This property also offers off road parking for two cars.

As you enter the property you will find the downstairs toilet that offers amenities such as a toilet and a hand wash basin. Further into the property is the kitchen which features an abundance of storage and counter space, as well as a window overlooking the front of the property. The living room at the rear of the property offers some built in storage and entry into the dining room which is extended out to the garden.

The first floor of the property offers 3 of the bedrooms and the family bathroom. The primary bedroom boasts a built-in sliding wardrobe and a window overlooking the front of the property, the primary bedroom also features an en-suite that has amenities such as a shower, toilet, and wash hand basin. The third and fourth bedrooms both offer windows overlooking the garden. The family bathroom offers amenities such as bath with shower, toilet, and wash hand basin. The second floor consists of the second bedroom with a window overlooking the front of the property and storage.

The garden features a patio seating area and a garden store with electricity. This property also offers off road parking for two cars.

- Four Bedroom
- Modern Throughout
- Kitchen
- Family Bathroom
- En-suite
- Off Road Parking
- Ideal location
- Council Tax Band E



# Floorplan

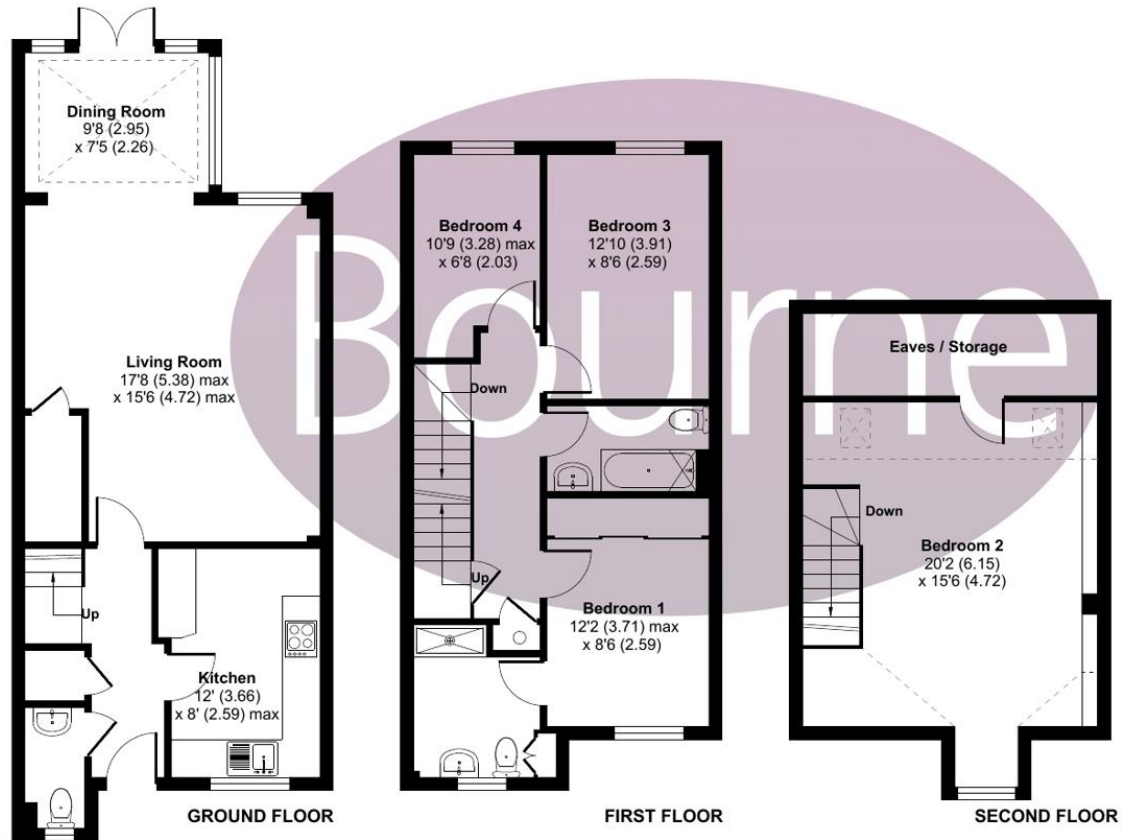


## Sime Close, Guildford, GU3

Approximate Area = 1234 sq ft / 114.6 sq m  
Limited Use Area(s) = 148 sq ft / 13.7 sq m  
Outbuilding = 51 sq ft / 4.7 sq m  
Total = 1433 sq ft / 133 sq m

For identification only - Not to scale

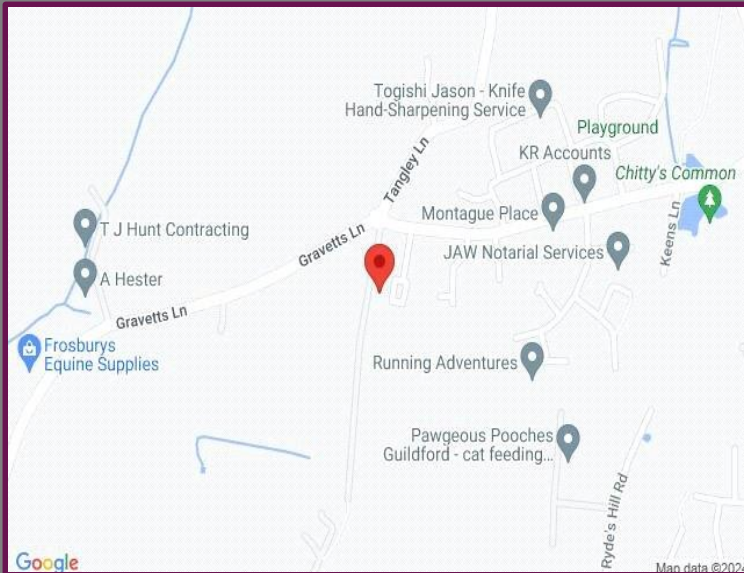
Denotes restricted  
head height



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: 1082613

# Location

This property is located less than 3.5 miles away from Guildford town center and is surrounded by local shops and schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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