



ESTATE AGENTS



13 Wendy Crescent, Guildford, Surrey, GU2 9RP

Offers in excess of £800,000

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The ground floor has been extended in two directions to offer great space for a large family - With two characterful reception rooms, large kitchen with seating area, utility room, downstairs W/C. All presented in exceptional condition.

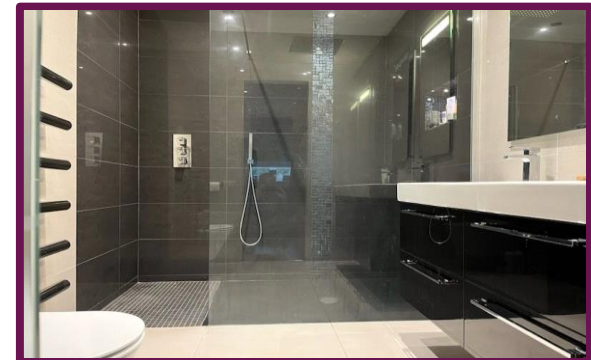
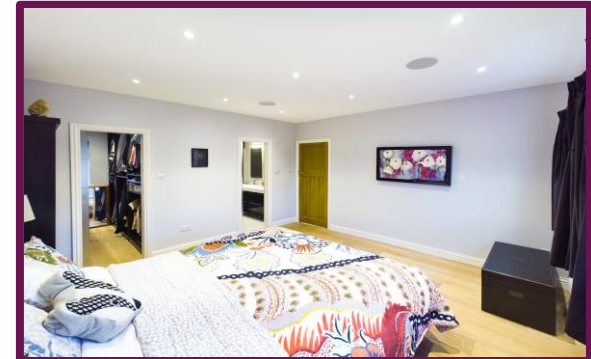
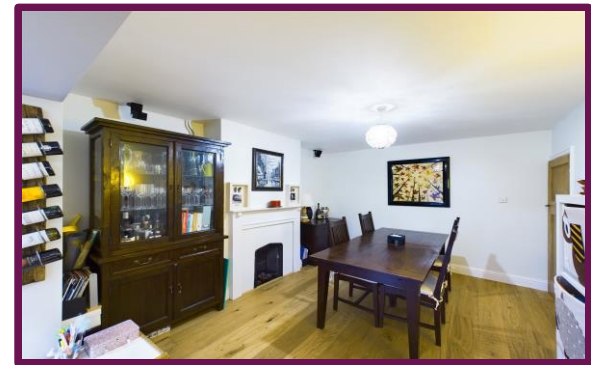
The first floor also benefits from the extension and boasts four bedrooms, en-suite and family bathroom. The master bedroom is a particularly large room, at the rear of the house, with walk-in-wardrobe and en-suite wet room. The second and third bedroom are also clear doubles. Above the first floor is a large loft.

Externally, the property features a well landscaped rear garden, backing onto allotments and a playing field. The front garden is equally well presented with large driveway.

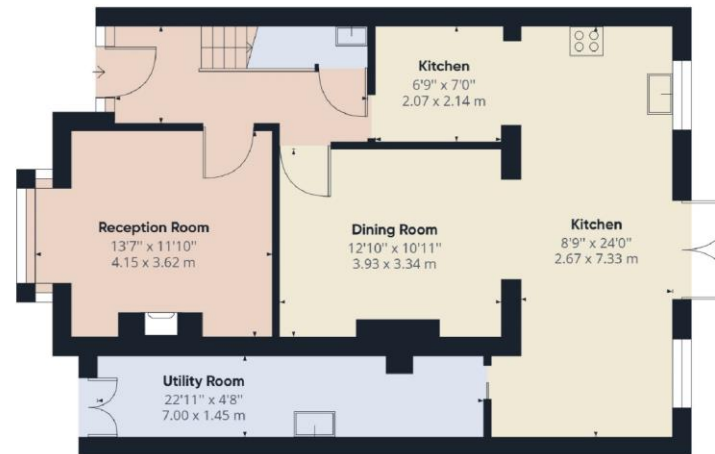
Situated in Wendy Crescent, this property benefits from an excellent location, with easy access to local amenities, schools, and transport links. In the immediate area there are shops, restaurants, chemist, doctors surgery, dentists, primary school, playing fields, a pub and public transport links. Guildford high street & station are approximately 1 mile away.

A viewing is highly recommended in order to appreciate the layout, condition and location.

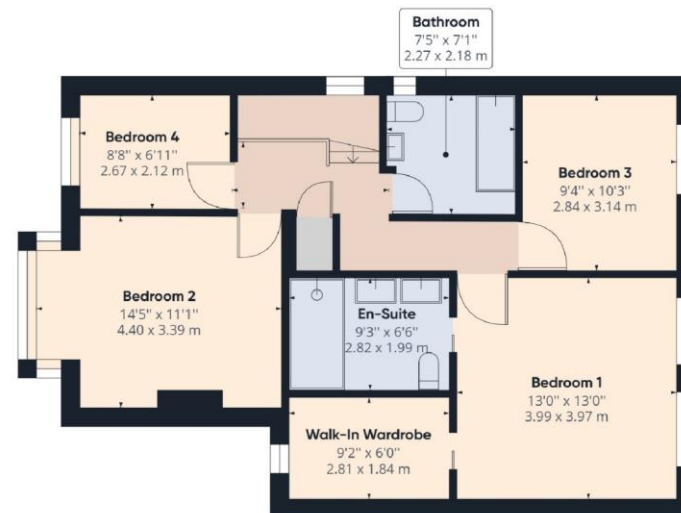
- Four Bedrooms
- Detached House
- Excellent Condition Through-out
- Large Driveway
- Two Reception Rooms
- Large Kitchen & Utility Room
- Bedroom 1 with Walk-In Wardrobe & En-Suite
- Two Storey Extension
- Quiet Cul-de-sac
- Council Tax Band E



Floorplan



Ground Floor

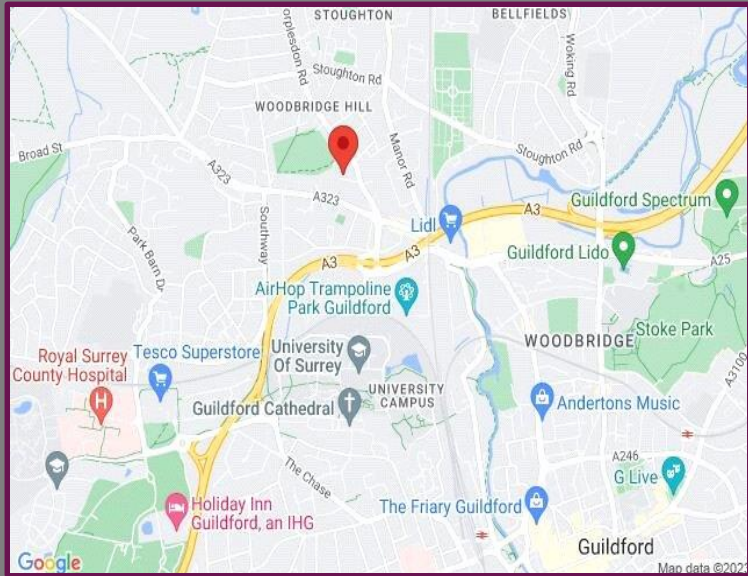


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Location

Wendy Crescent is a small residential cul-de-sac situated just off Worplesdon Road close to local shops and the A3 with Guildford town centre and mainline station approximately a mile away.



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