



Macdowall Road, Queen Elizabeth Park, Guildford, Surrey,
GU2 9LD

Asking Price £775,000

Macdowall Road, Queen Elizabeth Park, Guildford, Surrey, GU2 9LD

The ground floor comprises spacious entrance hall, with storage cupboard and stairs the first floor. to the left is the bay fronted reception room, to the right is a set of double doors which lead to the living room, this room features double doors which lead to the rear garden. At the rear of the property is the beautifully bright kitchen/ breakfast room, a real feature of this room is the floor to ceiling window which offers views of the well-kept garden and allows huge amounts of natural light to enter. The kitchen area offers a range of modern fitted units and integrated appliances. The ground floor further features a wc with basin and utility area with sink and door leading to garage at the side.

Stairs to the first floor enters on to the landing a door to the left leads to the main bedroom which features built in wardrobes and ensuite bathroom, which features bath, separate shower, wc and basin. To the right of the landing are the further two bedrooms. To the rear of the property is the study area with window overlooking the garden. Lastly, the family bathroom features bath, wc and basin.

To the side of the property is the garage. At the rear is the well kept garden with lawn and decked area.

Service Charge: between £250 and £300 every 6 months

- Detached house
- Three bedrooms
- Two reception rooms
- Large kitchen/diner with appliances
- Utility room
- Downstairs cloak room
- En suite to master bedroom
- Garage & Parking
- Council Tax Band G



Floorplan

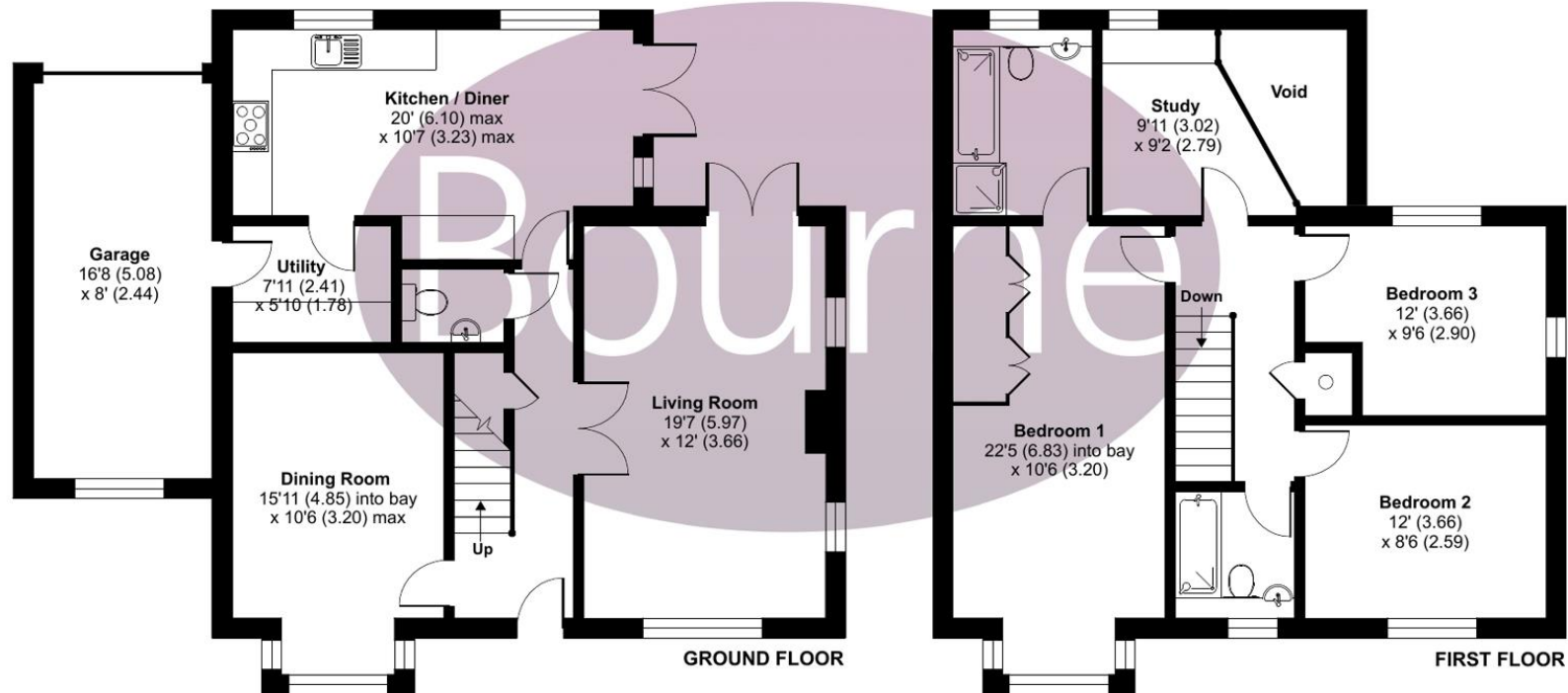
Macdowall Road, Queen Elizabeth Park, Guildford, GU2

Approximate Area = 1553 sq ft / 144.3 sq m (excludes void)

Garage = 178 sq ft / 16.5 sq m

Total = 1731 sq ft / 160.8 sq m

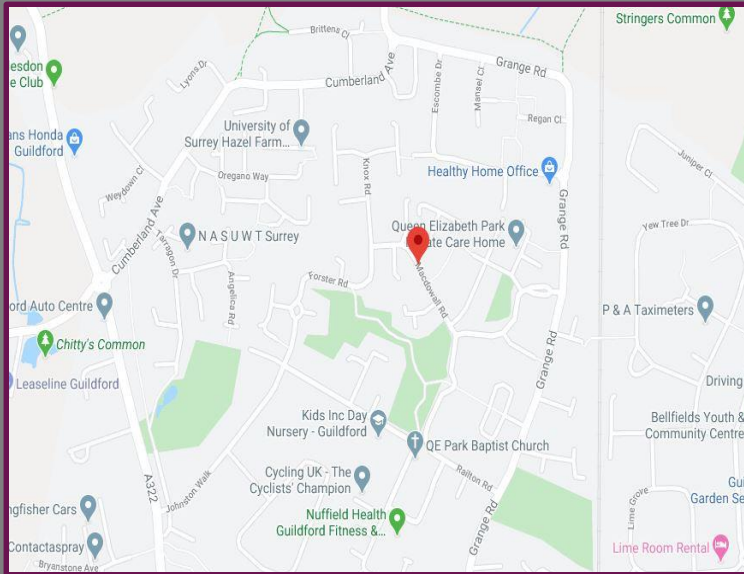
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Bourne Estate Agents. REF: 1047403

Location

Located in the popular development of Queen Elizabeth Park with easy Guildford town centre and A3 access.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------|--|-----------|---|---|----|----|---|---|----|----|---|---|--|--|---|---|--|--|---|---|--|--|---|---|--|--|---|---|--|--|
| Current | Potential | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Very energy efficient - lower running costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr> <td style="background-color: #28a745; color: white; padding: 5px;">A</td> <td style="background-color: #28a745; color: white; padding: 5px;">A</td> <td style="background-color: #28a745; color: white; padding: 5px;">84</td> <td style="background-color: #28a745; color: white; padding: 5px;">84</td> </tr> <tr> <td style="background-color: #17a2b8; color: white; padding: 5px;">B</td> <td style="background-color: #17a2b8; color: white; padding: 5px;">B</td> <td style="background-color: #17a2b8; color: white; padding: 5px;">70</td> <td style="background-color: #17a2b8; color: white; padding: 5px;">69</td> </tr> <tr> <td style="background-color: #ffc107; color: white; padding: 5px;">C</td> <td style="background-color: #ffc107; color: white; padding: 5px;">C</td> <td></td> <td></td> </tr> <tr> <td style="background-color: #ffc107; color: white; padding: 5px;">D</td> <td style="background-color: #ffc107; color: white; padding: 5px;">D</td> <td></td> <td></td> </tr> <tr> <td style="background-color: #ffc107; color: white; padding: 5px;">E</td> <td style="background-color: #ffc107; color: white; padding: 5px;">E</td> <td></td> <td></td> </tr> <tr> <td style="background-color: #ffc107; color: white; padding: 5px;">F</td> <td style="background-color: #ffc107; color: white; padding: 5px;">F</td> <td></td> <td></td> </tr> <tr> <td style="background-color: #dc3545; color: white; padding: 5px;">G</td> <td style="background-color: #dc3545; color: white; padding: 5px;">G</td> <td></td> <td></td> </tr> </table> | | | | A | A | 84 | 84 | B | B | 70 | 69 | C | C | | | D | D | | | E | E | | | F | F | | | G | G | | |
| A | A | 84 | 84 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | B | 70 | 69 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| D | D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E | E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| G | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Not energy efficient - higher running costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| England, Scotland & Wales | | England, Scotland & Wales | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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