



Rickford Hill, Worplesdon, Guildford, Surrey, GU3 3PG

Offers in excess of £290,000

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Very rarely this two double bedroom maisonette features a stunning rear garden measuring over 50' with rural views over woodland to rear and side and further benefits from a conservatory, a brick-built garden store and resident's parking to the front.

Located in the popular Perry Hill area of Worplesdon, this quietly located maisonette enjoys all the benefits of living in the country yet is within just a few miles of both Guildford and Woking town centres.

The reception room has a large square bay window to the front overlooking the front garden, and door to rear leading to the kitchen.

The kitchen has a range of modern fitted units and space for appliances with window and door to rear into the spacious conservatory with space for dining table and chairs and glazed door out to the garden.

From the hall to the front is a good size double bedroom with window to the front. To the rear is a further double bedroom with built-in cupboards and large window to rear overlooking the large private garden.

There is a bathroom comprising shower, wc and wash hand basin and built-in linen cupboard.

To the side of the property is a very useful brick-built garden store/workshop with windows to front and rear and with power & light.

One of the many features of this property is the superb garden comprising a large patio with the remainder laid to level lawn with flower bed borders and all enclosed by panelled fencing with gated side access to the front of the property. With woodland beyond and to the side, this large garden offers a great degree of seclusion and privacy.

To the front of the property is the garden laid to lawn and overlooking grassland and trees with resident's parking area to the side.

Leasehold

Annual Service Charges: £459.02 (payable monthly, quarterly or annually)

Service Charge Review Period: yearly April to March

Annual Ground Rent: £10

Ground Rent Review Period: For the term of the lease

Length of Lease: 85 years expires 04/2108 (125 years from 21st March 1983)

- Maisonette

- Ground Floor

- Garden

- Patio

- Council Tax Band B

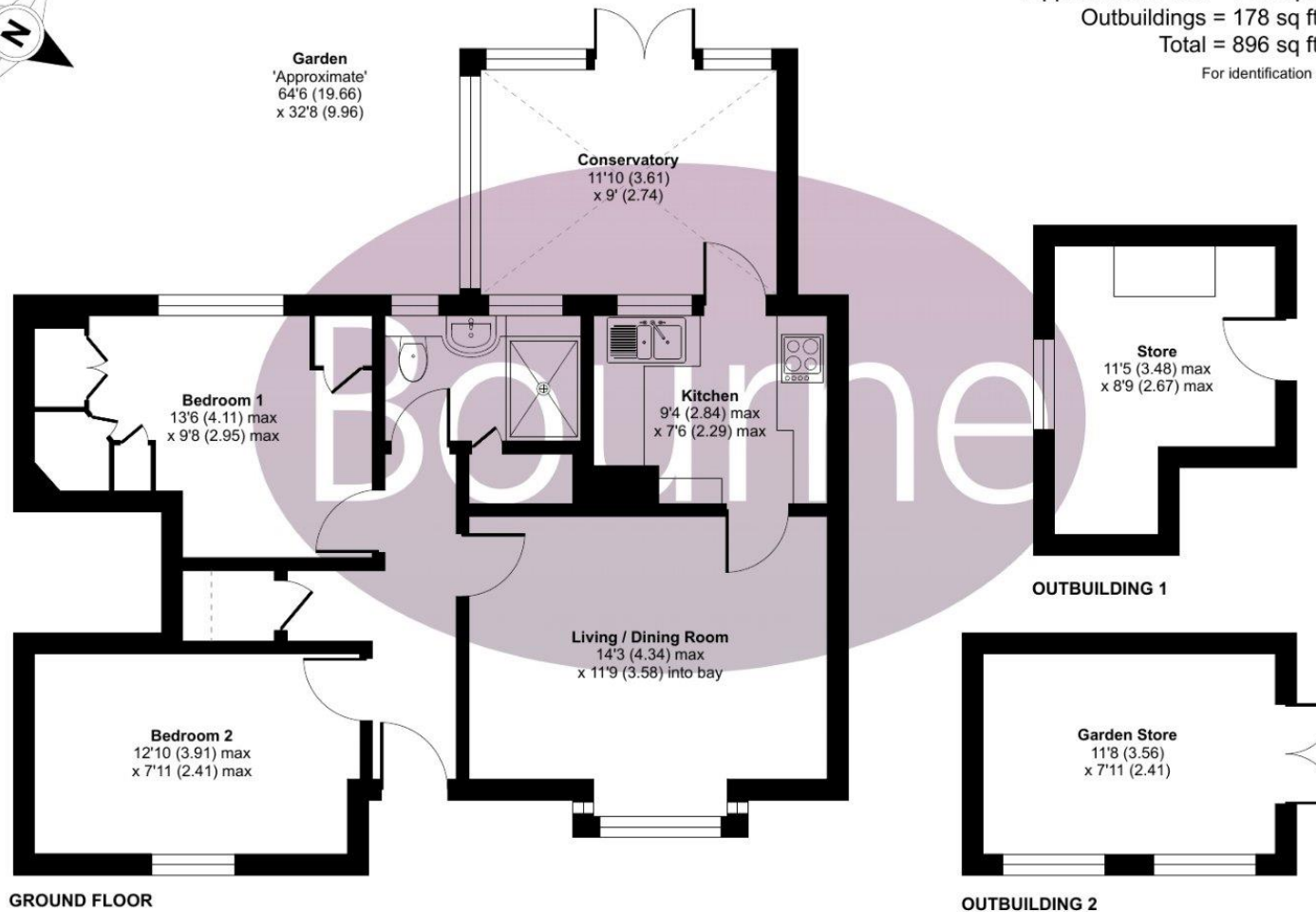


Floorplan

Rickford Hill, Worplesdon, Guildford, GU3

Approximate Area = 718 sq ft / 66.7 sq m
Outbuildings = 178 sq ft / 16.5 sq m
Total = 896 sq ft / 83.2 sq m

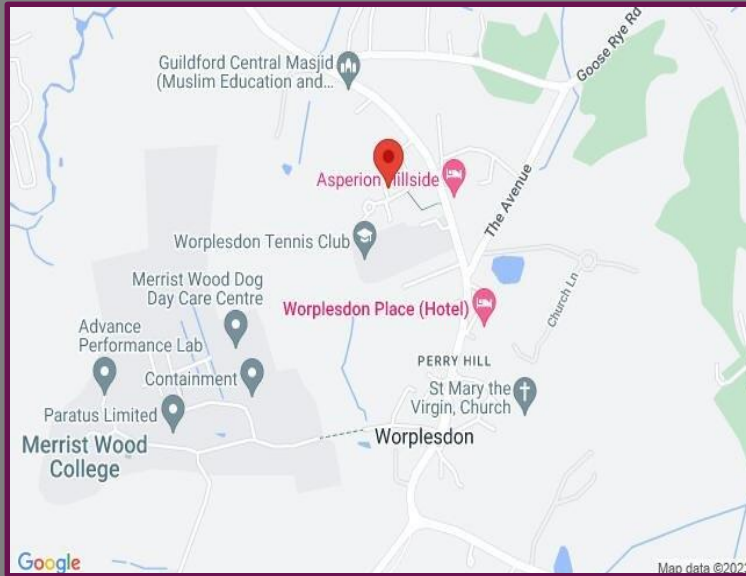
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Bourne Estate Agents. REF: 1048451

Location

Rickford Hill is a residential road in the popular area of Perry Hill in Worplesdon and within just a few miles of Guildford town centre. Worplesdon station is just over a mile away and the nearby A3 provides easy access to London, the M25 and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	74
(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...

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

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

Web: www.Bourneestateagents.com