

Bourne

ESTATE AGENTS



Old Farm Road, Guildford, Surrey, GU1 1QR

Offers in excess of £450,000

Old Farm Road, Guildford, Surrey, GU1 1QR

A beautifully-presented three bedroom semi-detached family home, with a very large garden and storage shed, this immaculate house is situated in this popular road just off the Old Woking Road within 1 ½ miles of Guildford town centre and just under ½ mile of the A3 with access to London and the M25.

The front door opens to the hall, stairs lead to the 1st floor and a door to the side opens to the spacious dining room with bay window to the front. A door leads to the modern kitchen with a range of units with space for further appliances. At the rear of the property is the living room with double doors which lead to the garden.

Stairs to the first floor lead to three good sized bedrooms and the family bathroom which comprises shower, wc and hand wash basin.

To the front of the property is an area that is being used for parking and front garden. At the rear is a good sized garden with patio area as well as large garden shed which has been insulated and has power.

- Semi Detached
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway
- Garden
- Council Tax Band D



Floorplan

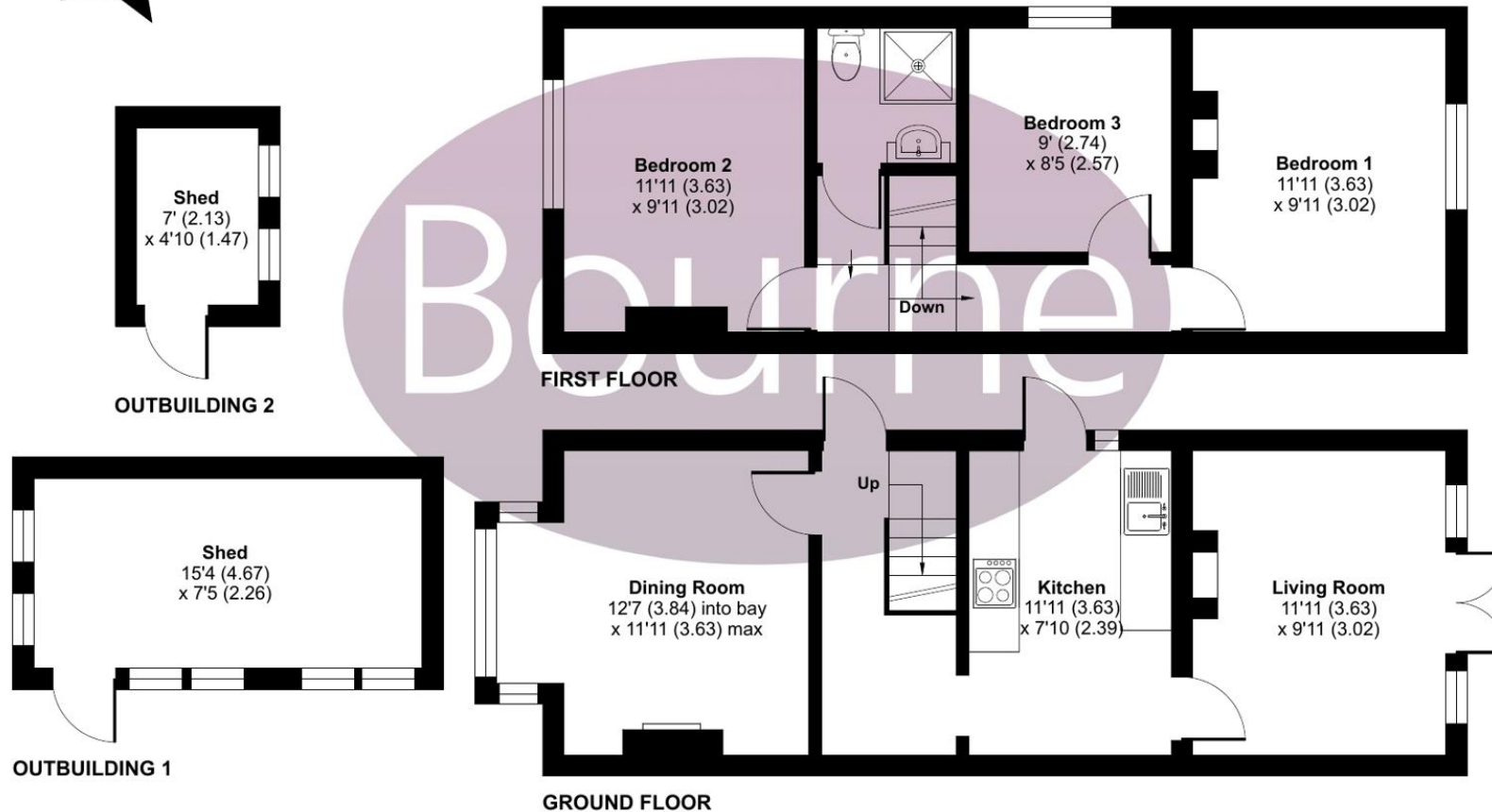
Old Farm Road, Guildford, GU1

Approximate Area = 853 sq ft / 79.2 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 1002 sq ft / 93 sq m

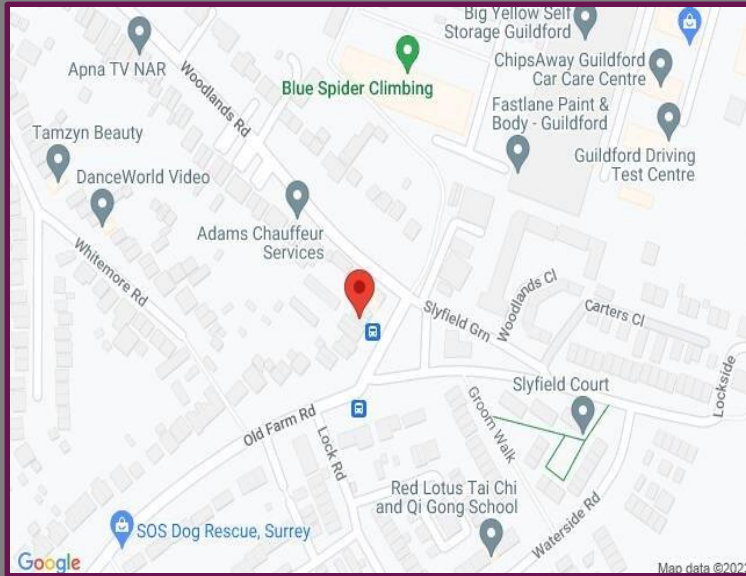
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1061456

Location

The property is situated on Old Farm Road, just off Old Woking Road, within approximately ½ a mile of the A3 which provides road links to London, the M25 and the South Coast. The Spectrum Leisure centre is also within approximately ¾ of a mile and Guildford Town Centre and mainline station are within about 1 mile.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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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