



ESTATE AGENTS



Callingham Close, Guildford, Surrey, GU3 3FA

Offers in excess of £450,000

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The ground floor of this property comprises the bright and spacious living/dining room with bifolding doors leading to the rear garden. The ground floor also comprises a kitchen which features a range of fitted units with window to the front. Also on this floor is a downstairs WC and a under the stairs cupboard.

Stairs to the second floor lead to the main bedroom with an ensuite. The second bedroom has large windows to the rear. The family bathroom is also on this floor and comprises bath, with shower over, wc and hand wash basin.

The well maintained rear garden has patio area with the rest being laid to level lawn and gated side access leading to the front of the property.

The property has two allocated parking spaces with an EV charger as well solar panels on the roof.

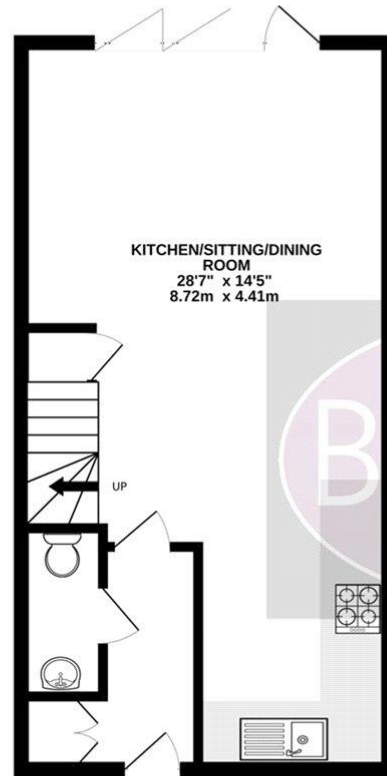
Maintenance Charge : TBC
Council Tax Band: D

- Semi-Detached
- Driveway Parking
- Two Double Bedrooms
- Family Bathroom
- En- Suite
- EV Charger
- Garden
- Modern Development

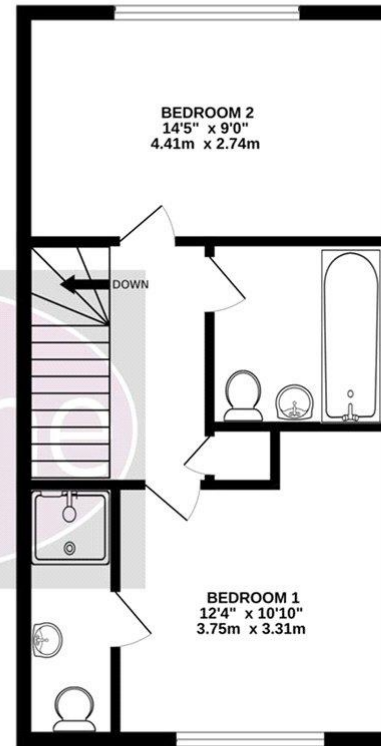


Floorplan

GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

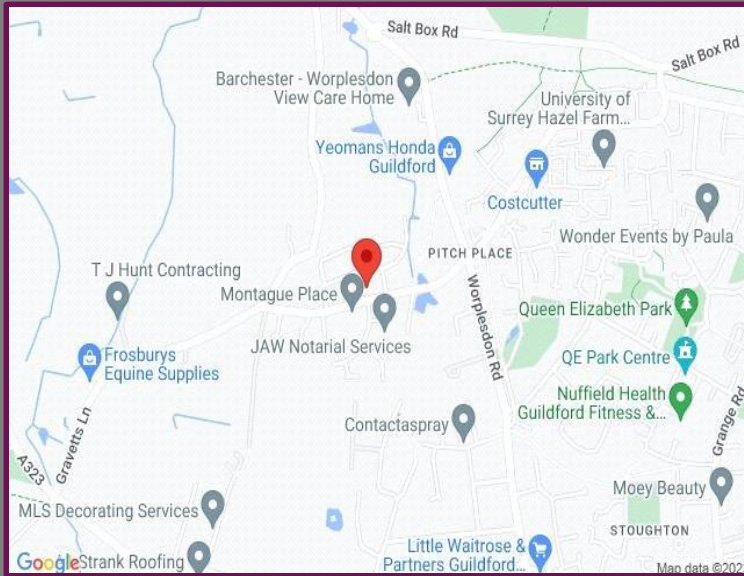
TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

Located in modern development in a convenient location with local shops, supermarket and petrol garage in addition to a range of schools (including St Josephs Catholic Primary) and churches nearby. It is also in close proximity to Guildford mainline train station and Guildford town centre, being about 2 miles away, with the A3 and M25 being close-by. Waterloo station can be reached from Guildford in around 33 minutes. Some commuters prefer to travel to neighbouring stations of Woking, Worplesdon and Brookwood all of which offer a fast and frequent service to Waterloo, Woking being 23 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(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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