



ESTATE AGENTS



Bryanstone Avenue, Guildford, Surrey, GU2 9UN

Offers in the region of £775,000

Bryanstone Avenue, Guildford, Surrey, GU2 9UN

Boasting four bedrooms, this detached property offers ample space for a growing family or those seeking additional room for guests or a home office.

As you enter the property, you will find the family room at the front and further along doors to the kitchen and downstairs wc. At the rear of the property is the dining room and large living room with doors leading to the garden.

Upstairs, you will find four bedrooms with the main bedroom at the rear of the property and benefiting from an en suite bathroom. Upstairs you will also find the spacious, modern family bathroom comprising a bath, wc and wash hand basin.

Outside to the front, the property has a paved driveway with parking for multiple vehicles.

The well-maintained garden and patio area provide the perfect space for outdoor entertaining or relaxation.

Council Tax Band F

- Four Bedrooms

- Two Reception Rooms

- Off Road Parking

- Garden Room

- South West Facing

- Garden

- Council Tax Band: F



Floorplan

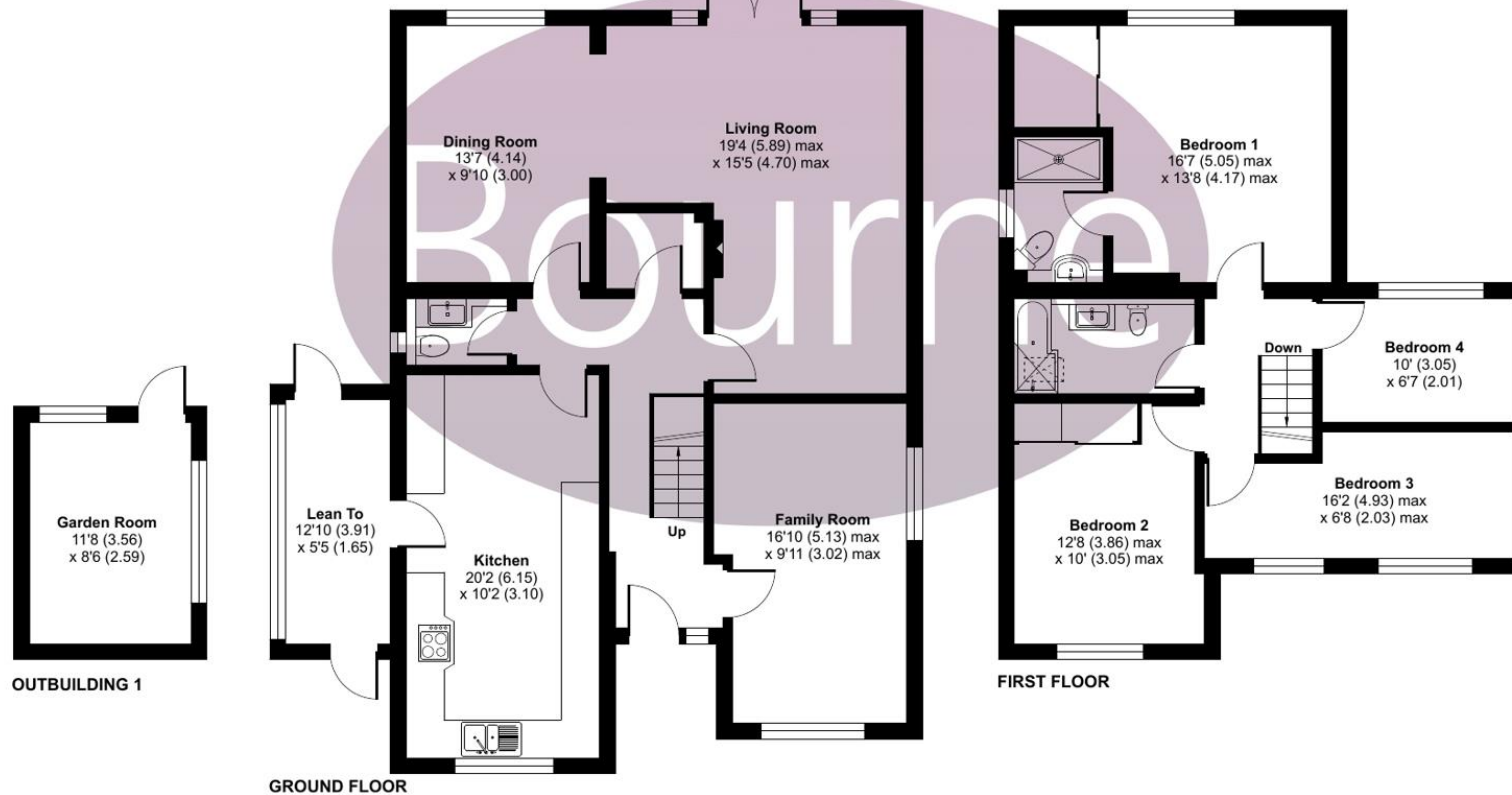
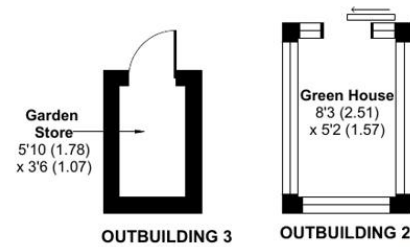
Bryanstone Avenue, Guildford, GU2

Approximate Area = 1597 sq ft / 148.3 sq m (excludes lean to)

Outbuildings = 162 sq ft / 15 sq m

Total = 1759 sq ft / 163.3 sq m

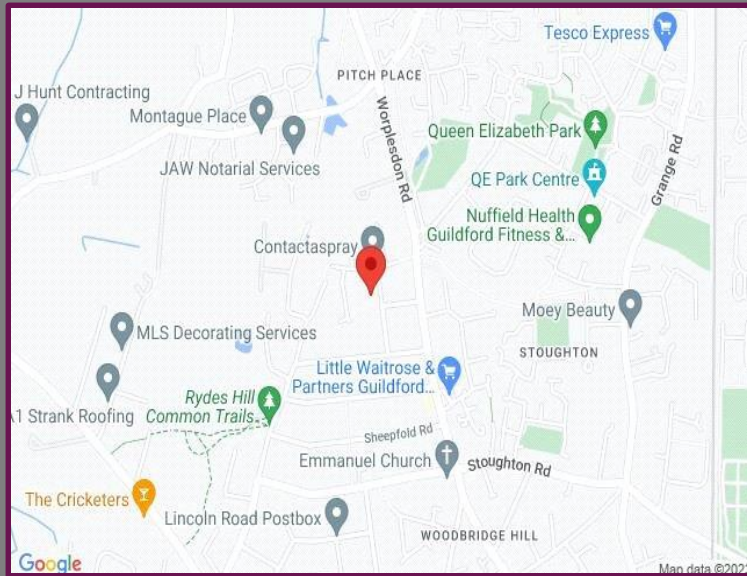
For identification only - Not to scale



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: 1068685

Location

Within a few hundred meters you'll find Chitty's Common and green spaces beyond. Within 0.2 miles there is a parade of shops including a 24 hour convenience store (Little Waitrose), a chemist, dentists, a bakery and other eateries.



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