



Linkway, Guildford, Surrey, GU2 8HL

Asking Price £425,000



# Linkway, Guildford, Surrey, GU2 8HL

This extended four-bedroom property is located on a quiet residential street and offers amenities such as Gas Central Heating, double glazing, off-road parking at the front, good sized bedrooms, and a large open living/dining room area.

On the ground floor there is an entrance hallway leading to the large, dual aspect, open-plan living/dining room area, which features two built-in storage cabinets. The door leads to the patio and back garden. The kitchen is adjacent to the dining area and has a small pantry. On the other side of the hallway there are two, larger than usual, single bedrooms.

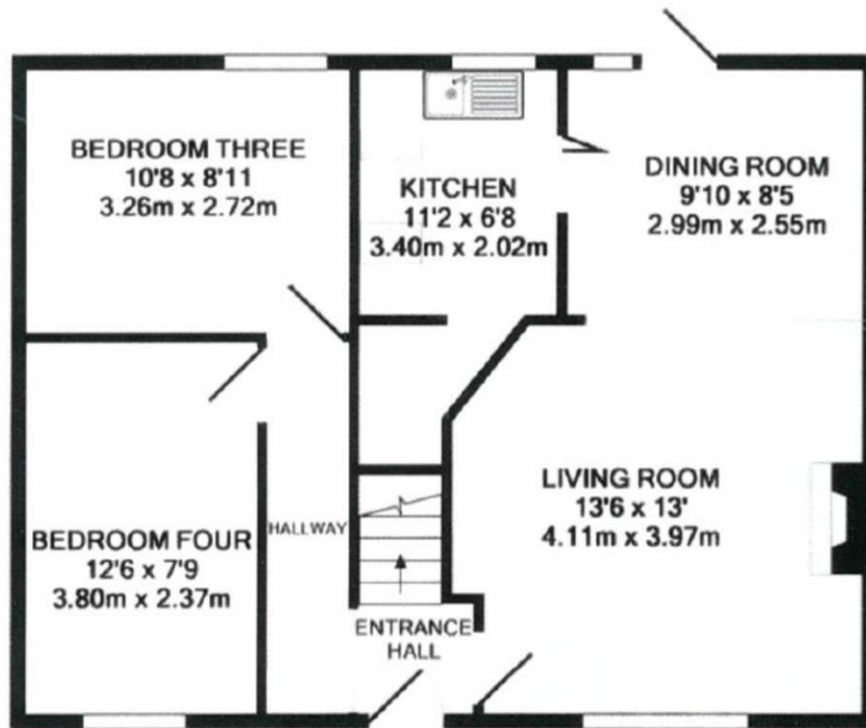
The first-floor features two double bedrooms and the family bathroom. The master bedroom offers amenities such as ample built-in storage and a shower cabin. The second bedroom features built in storage and is overlooking the back garden. The family bathroom is fitted with the usual white suite - a shower over the bath, toilet, and a hand wash basin.

The good size back garden has a paved patio sitting area and partly sheltered area for storage. The garden is enclosed by wooden fence and features some trees.

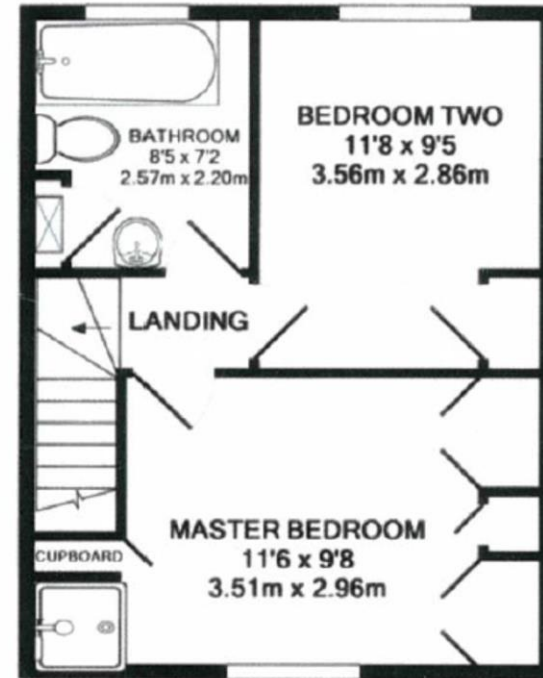
- Extended 4-bedroom semi-detached house
- Freehold
- EPC C
- No onward chain, offered as vacant possession
- Great for family or investment
- Convenient location for University, Hospital, and local schools
- Off street parking to the front
- Scope for further extension (subject to planning)
- Council Tax Band C



# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(53.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (86.9 SQ.M.)

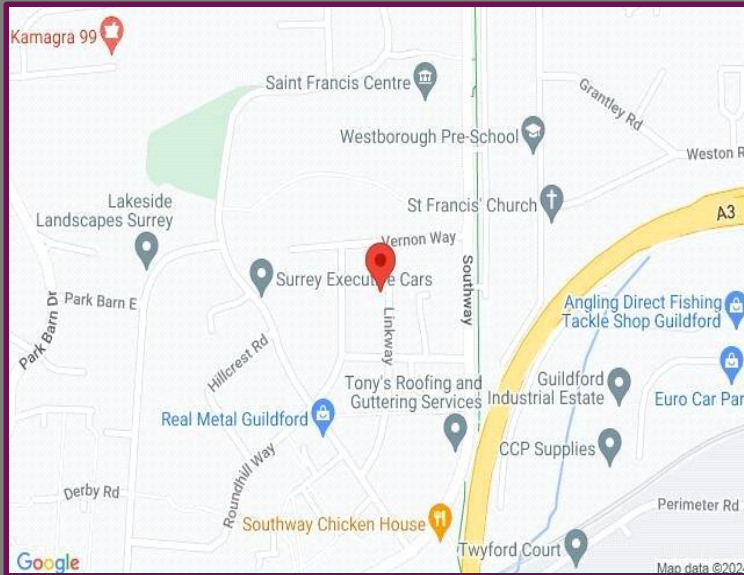
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

This four-bedroom property is located 10 min walk (0.5 miles) to the University of Surrey and Hospital and is close to several local shops and schools. There are good public transport links nearby.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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