



ESTATE AGENTS



School Close, Guildford, Surrey, GU1 1QJ

Offers In Excess Of £425,000

School Close, Guildford, Surrey, GU1 1QJ

This two-bedroom property is ideally located around a mile from Guildford town centre and Guildford's main trainline. This property features offroad parking and garage.

On the ground floor of this property, you will find the living room. The living room features a fireplace and a window overlooking the front of the property. The living room leads into the kitchen/dining room, which features an abundance of storage and counter space, this kitchen also offers two windows allowing for lots of natural light as well as the door to the garden. From the dining room is the downstairs bathroom, this bathroom offers amenities such as a shower, toilet, and hand wash basin.

On the first floor is the two bedrooms and the family bathroom. The primary bedroom offers an abundance of built in storage and a window overlooking the front of the property. The second bedroom features a window overlooking the back of the of the property. The main family bathroom features amenities such as corner bath, toilet, and hand wash basin.

The garden features a patio seating area as well as a two garden stores and a green house. This property also offers a garage and driveway for off road parking.

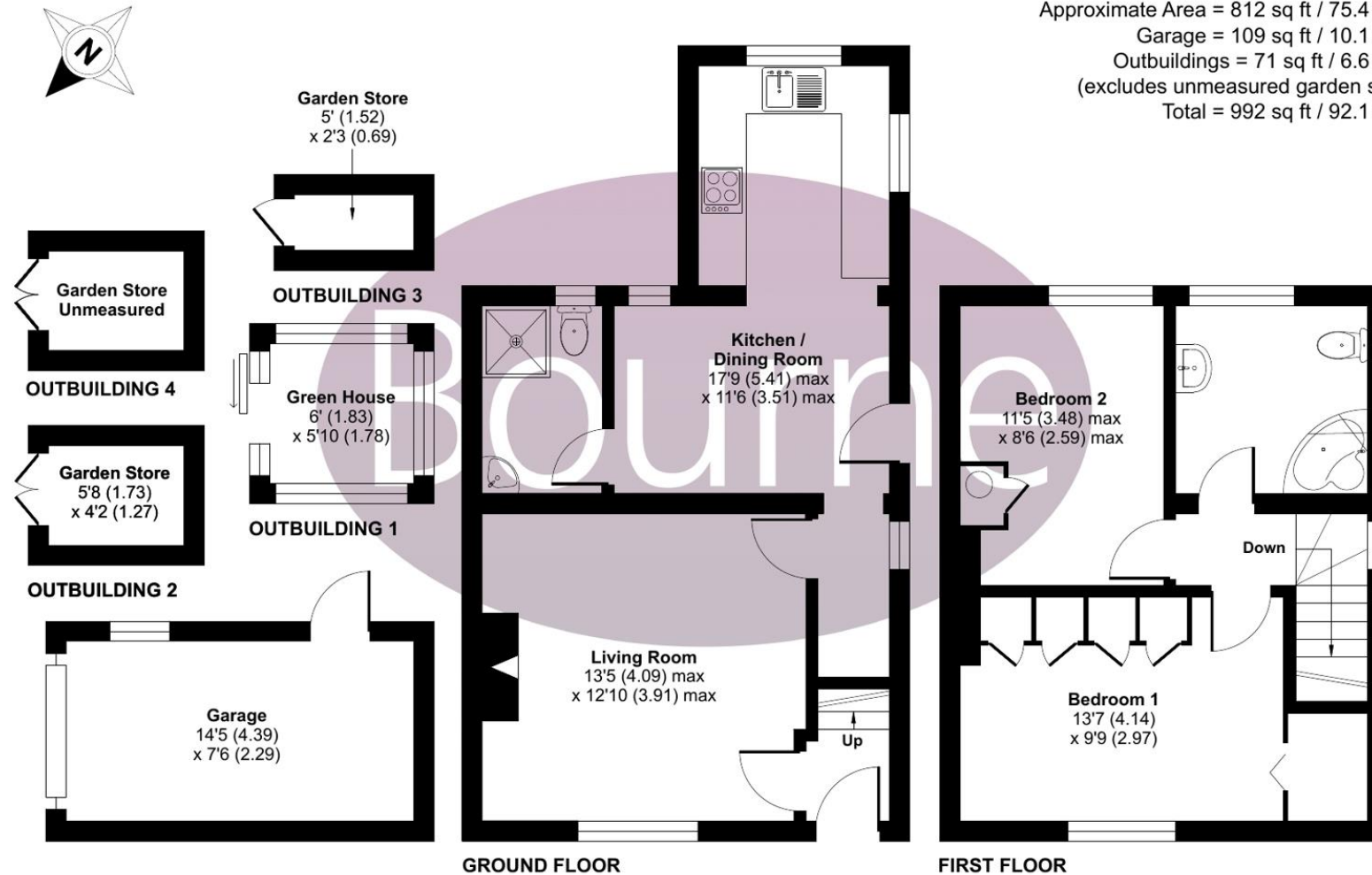
- Two Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Driveway
- Garage
- Council Tax Band D



Floorplan

School Close, Guildford, GU1

Approximate Area = 812 sq ft / 75.4 sq m
Garage = 109 sq ft / 10.1 sq m
Outbuildings = 71 sq ft / 6.6 sq m
(excludes unmeasured garden store)
Total = 992 sq ft / 92.1 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1078053

Location

School Close is a small cul-de-sac of just 8 houses leading to Weyfield Primary School and is situated just off 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		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(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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