



ESTATE AGENTS



Bryanstone Avenue, Guildford, Surrey, GU2 9UN

Offers in excess of £675,000

Bryanstone Avenue, Guildford, Surrey, GU2 9UN

This well presented, four bedroom detached home is located on Bryanstone Avenue and benefits from off road parking and a double garage and has excellent potential to extend (subject to planning permission).

The ground floor comprises a bright and spacious living/dining room with doors leading the garden, a separate family room, a modern kitchen featuring a range of fitted units and a door to the garden, study and a bathroom comprising wc, wash hand basin and bath.

The first floor features four bedrooms and an en suite bathroom to the main bedroom. The main bedroom benefits from built in wardrobes and the bathroom comprises wc, two wash hand basins, corner bath and a separate shower cubicle.

Outside to the side of the property is driveway parking and double garage. The rear garden is well maintained and has a patio area and the rest laid to lawn.

- Detached House
- Four Bedrooms
- Two Bathrooms
- Open Plan Living/Dining Room
- Family Room
- Study
- Garden
- Double Garage
- Council Tax Band: E



Floorplan

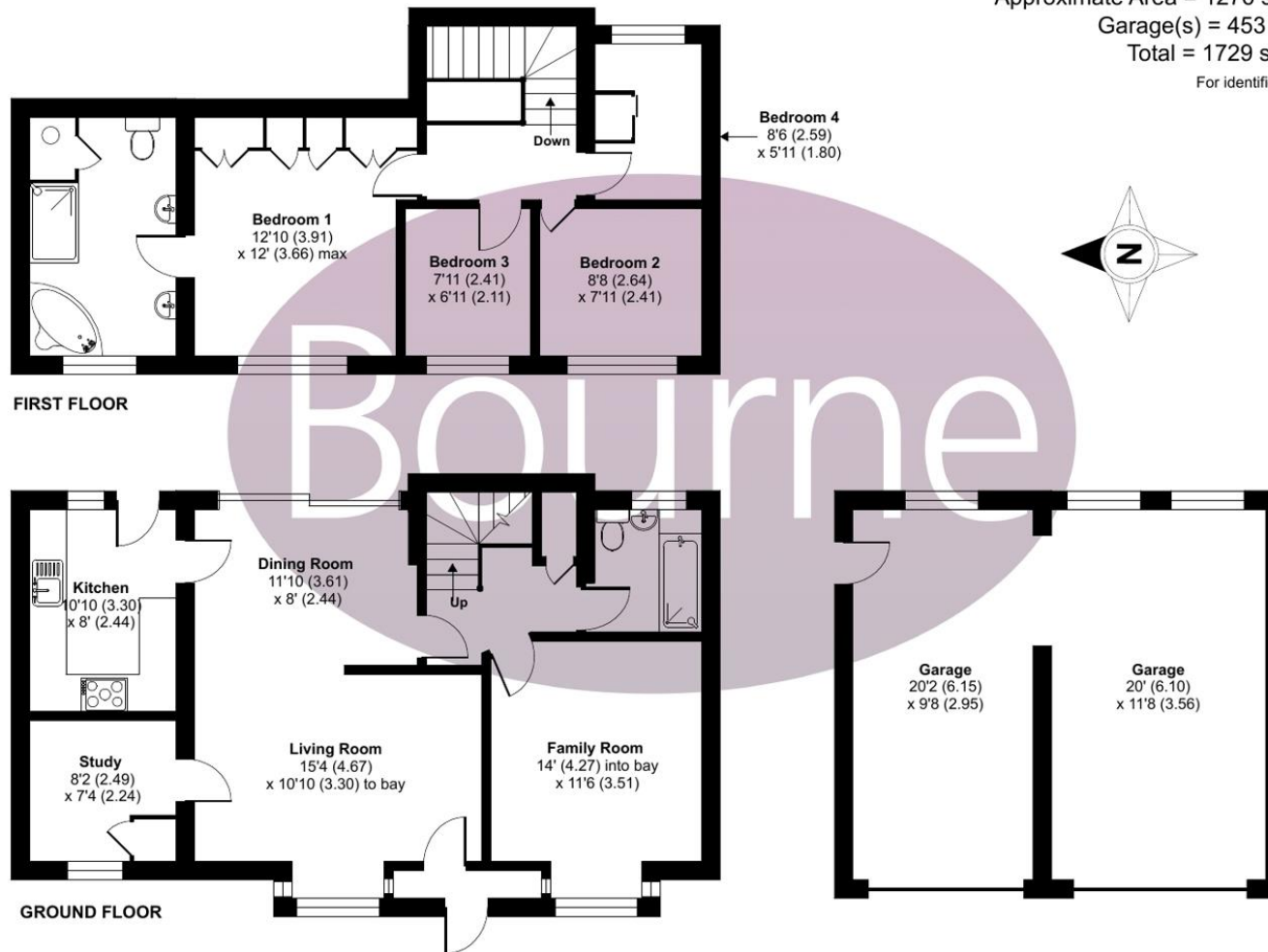
Bryanstone Avenue, Guildford, GU2

Approximate Area = 1276 sq ft / 118.5 sq m

Garage(s) = 453 sq ft / 42.1 sq m

Total = 1729 sq ft / 160.6 sq m

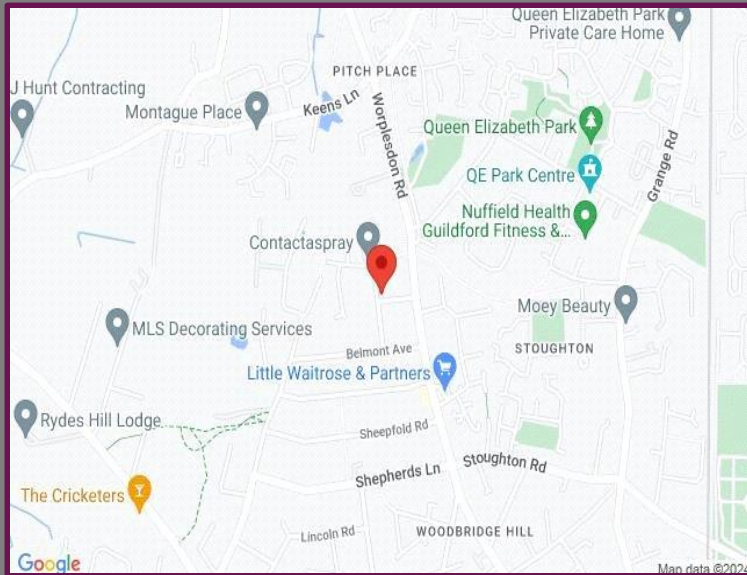
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1099902

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		
(69-80) C		80
(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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