



ESTATE AGENTS



Escombe Drive, Guildford, Surrey, GU2 9RE

Asking Price £535,000

# Escombe Drive, Guildford, Surrey, GU2 9RE

This modern throughout three-bedroom semi-detached home features a modern kitchen, a feature log burner and a bright conservatory which leads to a well-kept garden offering a patio seating area. This property also offers a driveway for off road parking.

As you enter the house you find the hallway to the kitchen and living rooms, this hallway also offers built in storage. To the left as you walk in is the downstairs toilet which offers amenities such as a toilet and wash hand basin. Continuing down to the right is the entrance to the living room, the living room offers features such as a log burner with a beautiful mantel, a window that overlooks the front of the property. The living room has French doors that open to show the kitchen/ dining room and conservatory. The modern kitchen offers an abundance of storage and counter space for amenities and working space. Into the conservatory which is currently hosting the dining room table offers lots of natural light and a view of the beautiful garden.

Heading upstairs to the three bedrooms and the family bathroom, at the top of the stairs is the main bathroom which offers amenities such as a shower, toilet and handwash basin. Next comes the second bedroom which features built in sliding wardrobes and a window overlooking the garden. The primary bedroom is next, and this beautiful room offers floor to ceiling built in wardrobe/ storage, this room also features extra storage as well as a window overlooking the front of the property. The third and final bedroom offers built in storage that also houses the boiler and a window overlooking the front of the property allowing lots of natural light.

The garden offers two patio seating areas, one as you walk out of the conservatory and one at the rear of the garden which also offers an outbuilding. This property features a driveway that offers off road parking.

- Three Bedrooms
- Modern Throughout
- Off Road Parking
- Semi-Detached
- Ideal Location
- Council Tax Band D

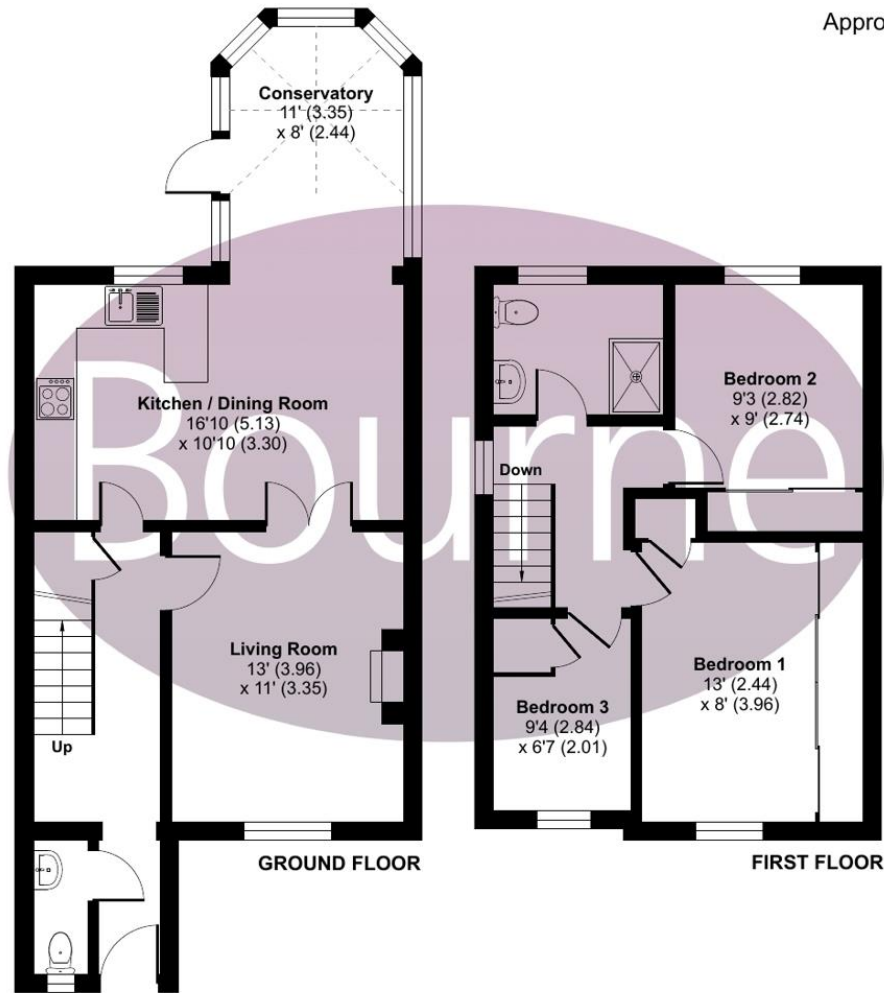


# Floorplan

## Escombe Drive, Guildford, GU2

Approximate Area = 967 sq ft / 89.8 sq m

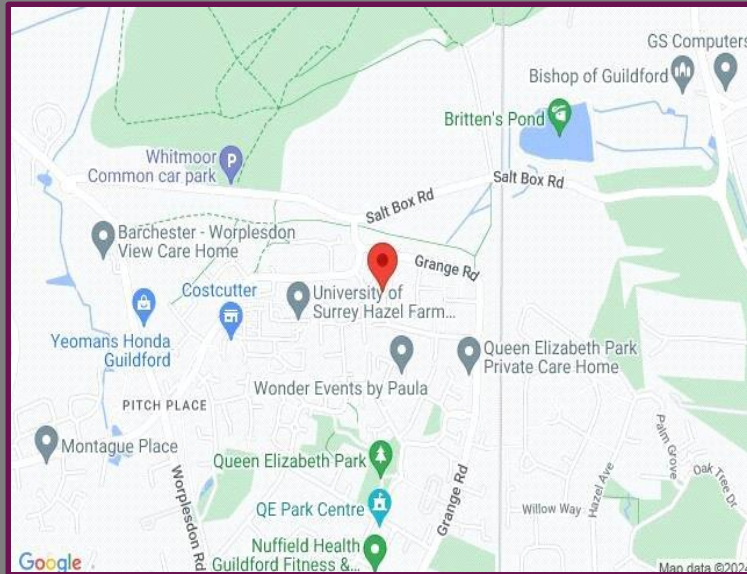
For identification only - Not to scale



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: 1082881

# Location

This home is ideally located being less than 4 miles from Guildford's main trainline as well as an abundance of school and shops.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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