



Speedwell Close, Guildford, Surrey, GU4 7HE

Asking Price £400,000

# Speedwell Close, Guildford, Surrey, GU4 7HE

This two bedroom, well presented home is located in a highly sought-after area, offering modern accommodation, allocated parking and a garden.

As you enter the property through the front porch, you are greeted by the living room with a window overlooking the front and stairs leading to the first floor. The kitchen is at the rear featuring a range of fitted units, induction hob, water softener and a full size integrated dishwasher and washing machine. There is also a door leading to the garden.

The first floor comprises two double bedrooms and the family bathroom. Both bedrooms have large windows providing plenty of natural light. The main bedroom at the front provides floor to ceiling built in wardrobes with mirrored doors and the second bedroom has a built in cupboard providing extra storage space. The bathroom comprises wc, wash hand basin and bath with shower over.

The garden is well maintained and has a sheltered decking area, perfect for entertaining and astroturf.

The property also benefits from having an allocated parking space and solar panels.

- Two Double Bedrooms
- Well Presented Throughout
- Allocated Parking
- Sought-After Area
- South/South West Facing Garden
- Solar Panels
- Council Tax Band D

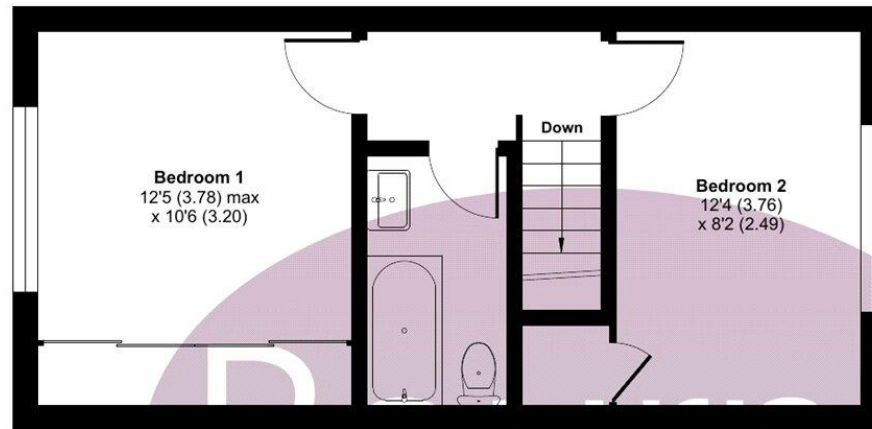


# Floorplan

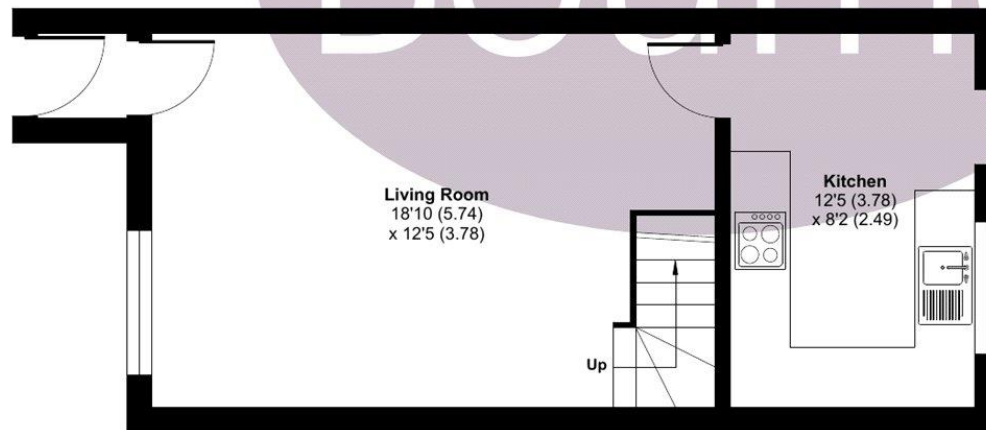
## Speedwell Close, GU4

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



FIRST FLOOR



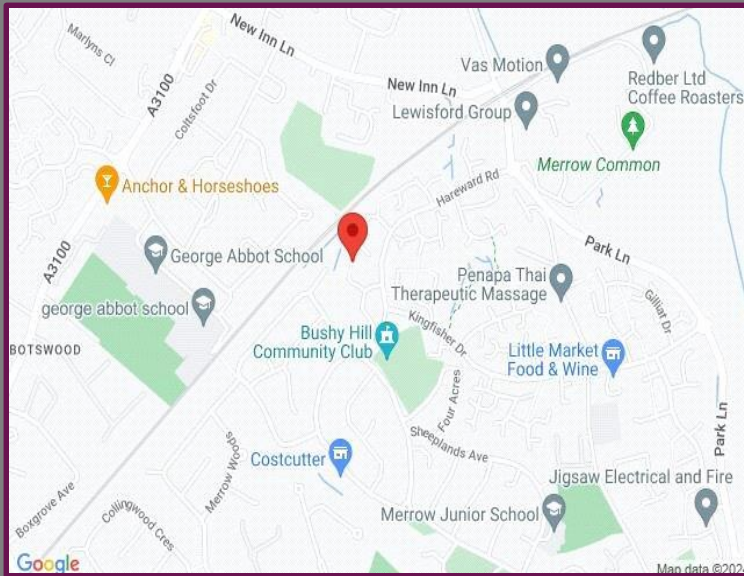
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1090884

# Location

Located in a popular residential area close to top local primary and secondary schools, with easy access to Guildford town centre and A3 access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(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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