



ESTATE AGENTS



Manor Way, Guildford, Surrey, GU2 7RN

Asking Price £825,000



# Manor Way, Guildford, Surrey, GU2 7RN

This charming four bedroom, semi detached house is located in the popular Onslow Village area of Guildford and benefits from a south facing garden and driveway parking for multiple vehicles.

The ground floor comprises living room, dining room, kitchen and wc. The living room has a feature fireplace, window overlooking the garden and a door to the side of the property, leading to the garden. The kitchen is full of character and features a range of units and also features a door to the side of the property.

The first floor comprises four good sized bedrooms and the family bathroom. The bathroom comprises wc and bath with shower over.

To the front of the property is the driveway, with space for multiple vehicles. The large, rear garden is south facing and is well maintained and bordered by hedges. This house also benefits from a large home office/garden room and store.

- Semi Detached
- Four Bedrooms
- Two Reception Rooms
- Downstairs WC
- Driveway Parking For Multiple Cars
- South Facing Garden
- Garden Office And Store
- Solar Panels
- Council Tax Band F



# Floorplan

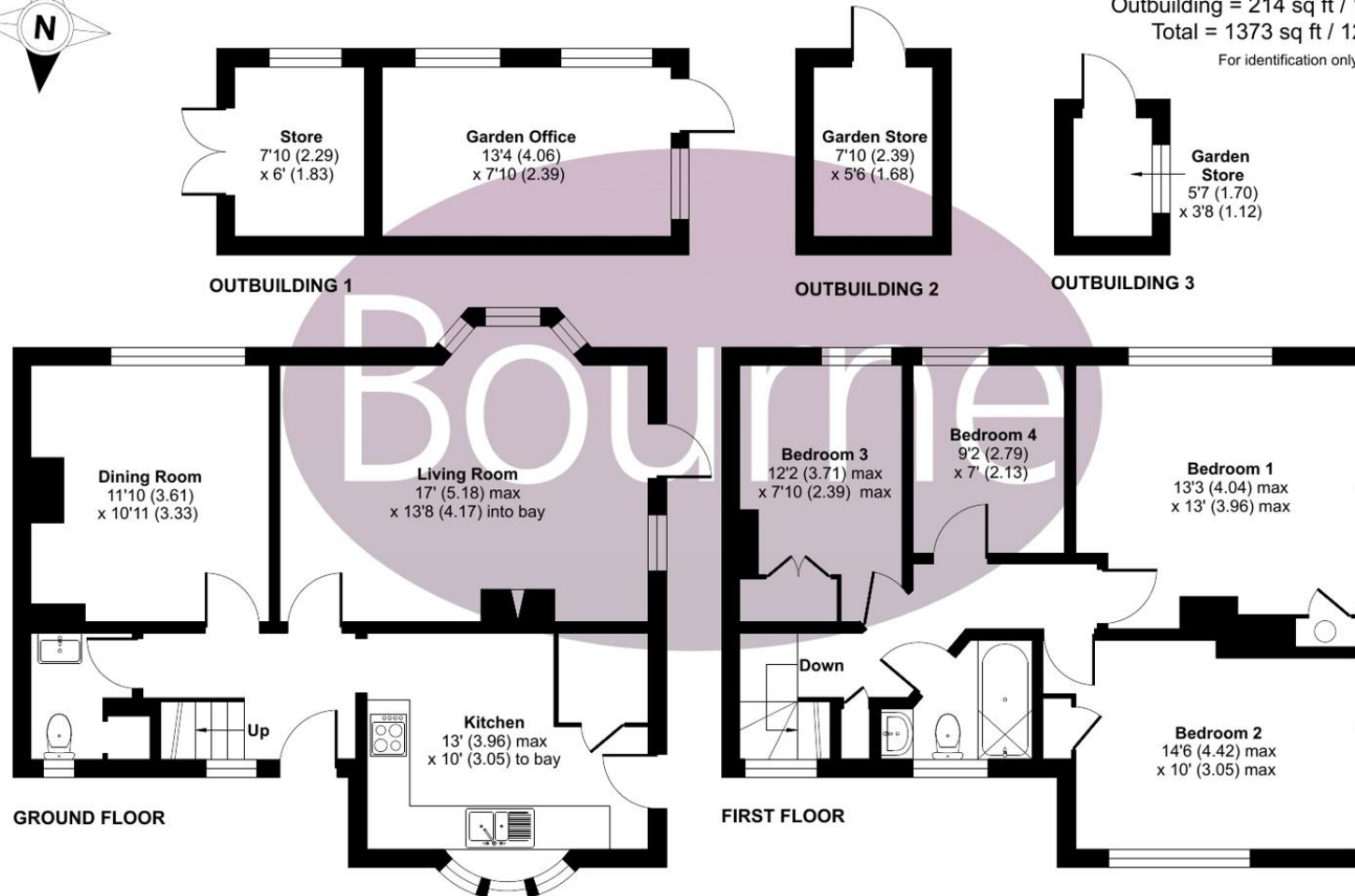
## Manor Way, Guildford, GU2e

Approximate Area = 1159 sq ft / 107.6 sq m

Outbuilding = 214 sq ft / 19.8 sq m

Total = 1373 sq ft / 127.5 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). © n̄t̄h̄ēc̄ōm 2024. Produced for Bourne Estate Agents. REF: 1094591



# Location

Manor Way is located in the popular Onslow Village area of Guildford, within a short distance of Guildford Town Centre and within easy reach of the A3 and A31.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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