



Cardamom Close, Guildford, Surrey, GU2 9GZ

Offers in excess of £400,000



# Cardamom Close, Guildford, Surrey, GU2 9GZ

This well presented, two bedroom house is located in the popular Rydes Hill Area of Guildford, offering driveway parking and a south facing garden.

The property is entered via a porch. As you enter the hallway, you will find stairs to the first floor. To the right is the kitchen, featuring a range of units, with a window overlooking the front and space for a dining table. The living room is at the rear with double doors leading to the garden. The downstairs bathroom is accessed via the living room or a door outside to the side of the property.

The first floor comprises two good sized bedrooms and another bathroom. The main bedroom to the front has a built in cupboard. The second bedroom has a window overlooking the garden. The bathroom comprises wc, wash hand basin and bath and two frosted windows to the rear.

The large south facing garden is mainly laid to lawn, bordered by hedges and a wall. Access to the store room is also via the garden.

- Semi Detached
- Two Bedrooms
- Two Bathrooms
- South Facing Garden
- Driveway Parking
- Popular Location
- Council Tax Band: D



# Floorplan

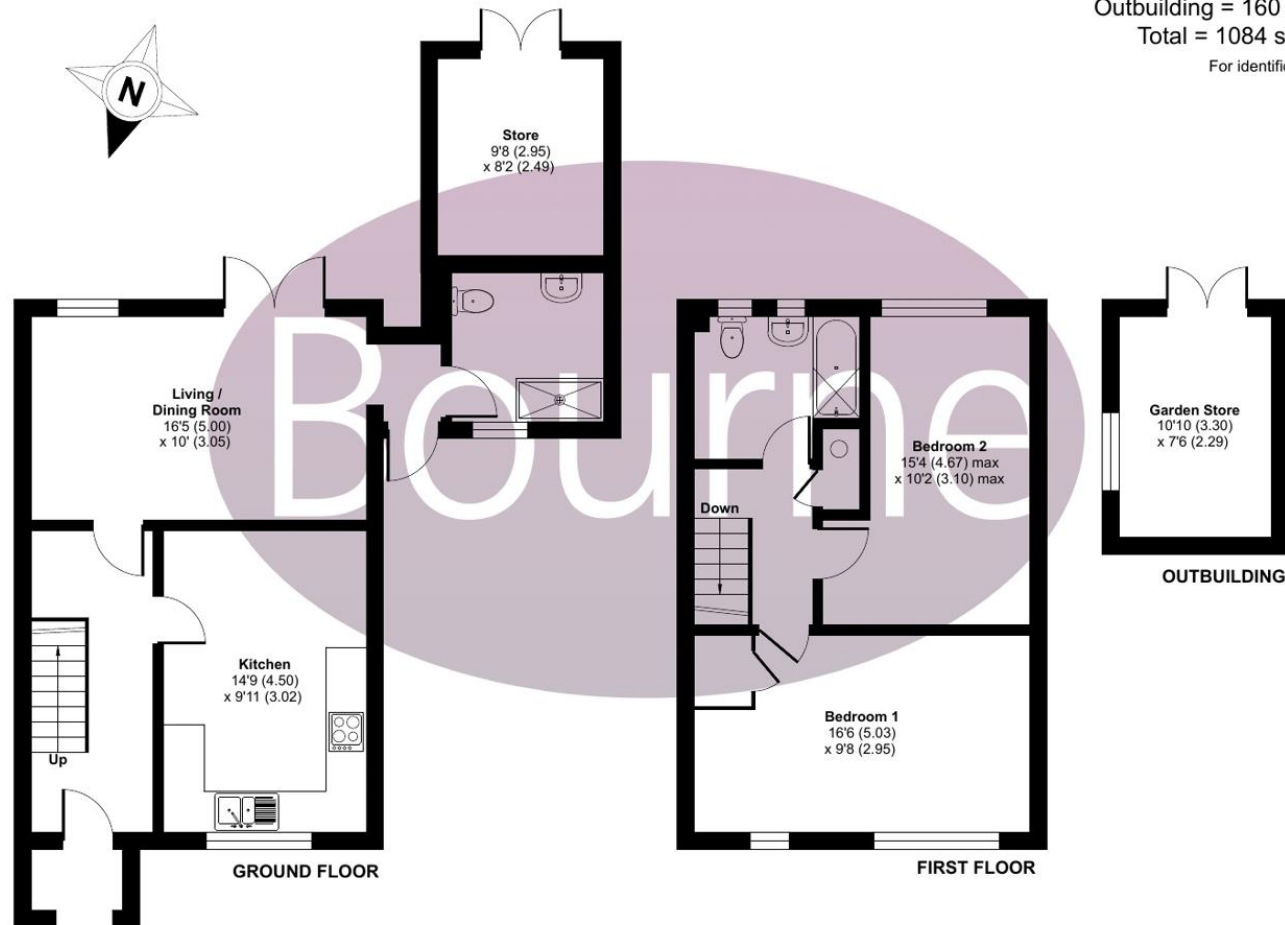
## Cardamom Close, Guildford, GU2

Approximate Area = 924 sq ft / 85.8 sq m

Outbuilding = 160 sq ft / 14.8 sq m

Total = 1084 sq ft / 100.6 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). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1097701



# Location

The property is situated within the popular Rydes Hill area of Guildford just a few hundred yards away from Whitmoor Common and just 1.6 miles from Worplesdon station and 2 miles from Guildford mainline station and within walking distance of local schools and shops.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.