



Ecob Close, Guildford, Surrey, GU3 3HP

Asking Price £435,000

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A well presented, three bedroom family home located in a highly sought after area, offering driveway parking and garage in block.

At the front of the property is the driveway for two cars and path to the porch, which leads into the hallway with stairs to the first floor.

To the left is the spacious living/dining room with a window overlooking the front garden and a door to the rear to the conservatory. The modern kitchen is at the rear and features a range of units.

The first floor comprises three bedrooms and the family bathroom with wc, wash hand basin, bath and frosted window.

The garden is accessed through the conservatory and is well maintained with a decking area and artificial grass.

The property also comes with a garage in the block which has a further parking space in front.

- Three Bedrooms
- Living/Dining Room
- Well Presented Throughout
- Conservatory
- Garden
- Driveway Parking
- Garage In Block
- Council Tax Band: D



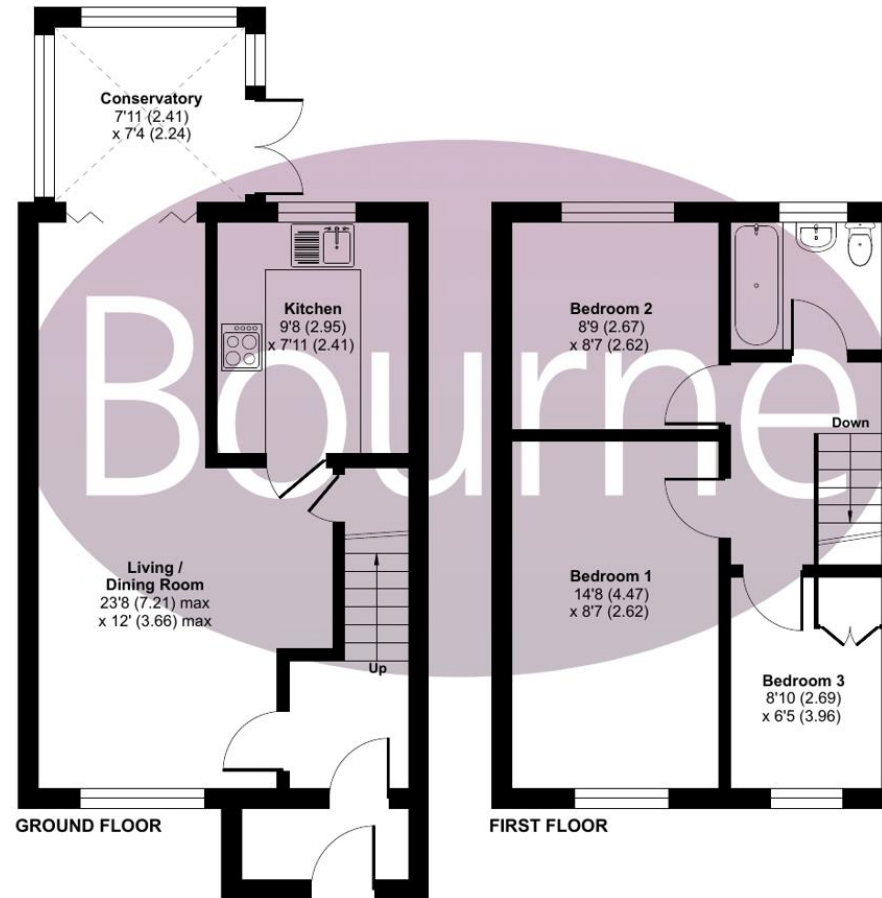
Floorplan



Ecob Close, Guildford, GU3

Approximate Area = 826 sq ft / 76.7 sq m

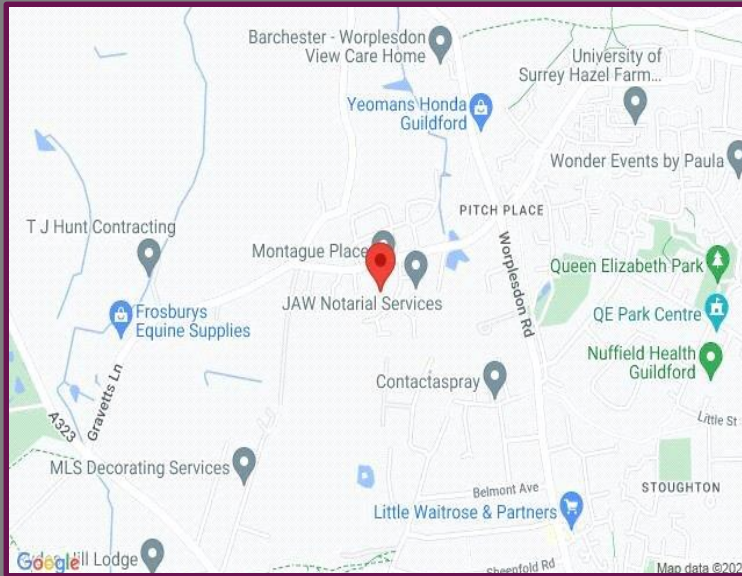
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1118076

Location

Ecob Close is a small quiet residential cul-de-sac just off Keens Park Road in the popular Rydes Hill area of Guildford, within 2 miles of the town centre and mainline station, with excellent local schools nearby.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(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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