



Great Goodwin Drive, Guildford, Surrey, GU1 2TX

Guide Price £750,000



# Great Goodwin Drive, Guildford, Surrey, GU1 2TX

This three bedroom detached house is located in the sought after area of Merrow in Guildford and is offered to the market with no onward chain.

The property is accessed via the porch which leads into the hallway with stairs to the first floor. To the left is the living room with a feature fireplace and doors to the conservatory. To the right is the bay fronted kitchen/dining room with a range of units and door to the carport. The ground floor also benefits from a downstairs wc.

The first floor comprises two double bedrooms and a single bedroom, all with built in wardrobes/cupboards and the family bathroom. The bathroom comprises wc, wash hand basin and bath with shower over.

To the front of the property is the driveway with parking for multiple vehicles and the carport and garage to the side.

The large south facing garden is well maintained and comprises a patio, lawn, pond and multiple outbuildings. The largest of the outbuildings would make an ideal home office. There is also a large 16ftx7ft greenhouse.

- Detached House
- No Onward Chain
- Three Bedrooms
- Sought After Location
- South Facing Garden
- Close to Local Schools
- Driveway
- Carport
- Garage
- Council Tax Band: F



# Floorplan

## Great Goodwin Drive, Guildford, GU1

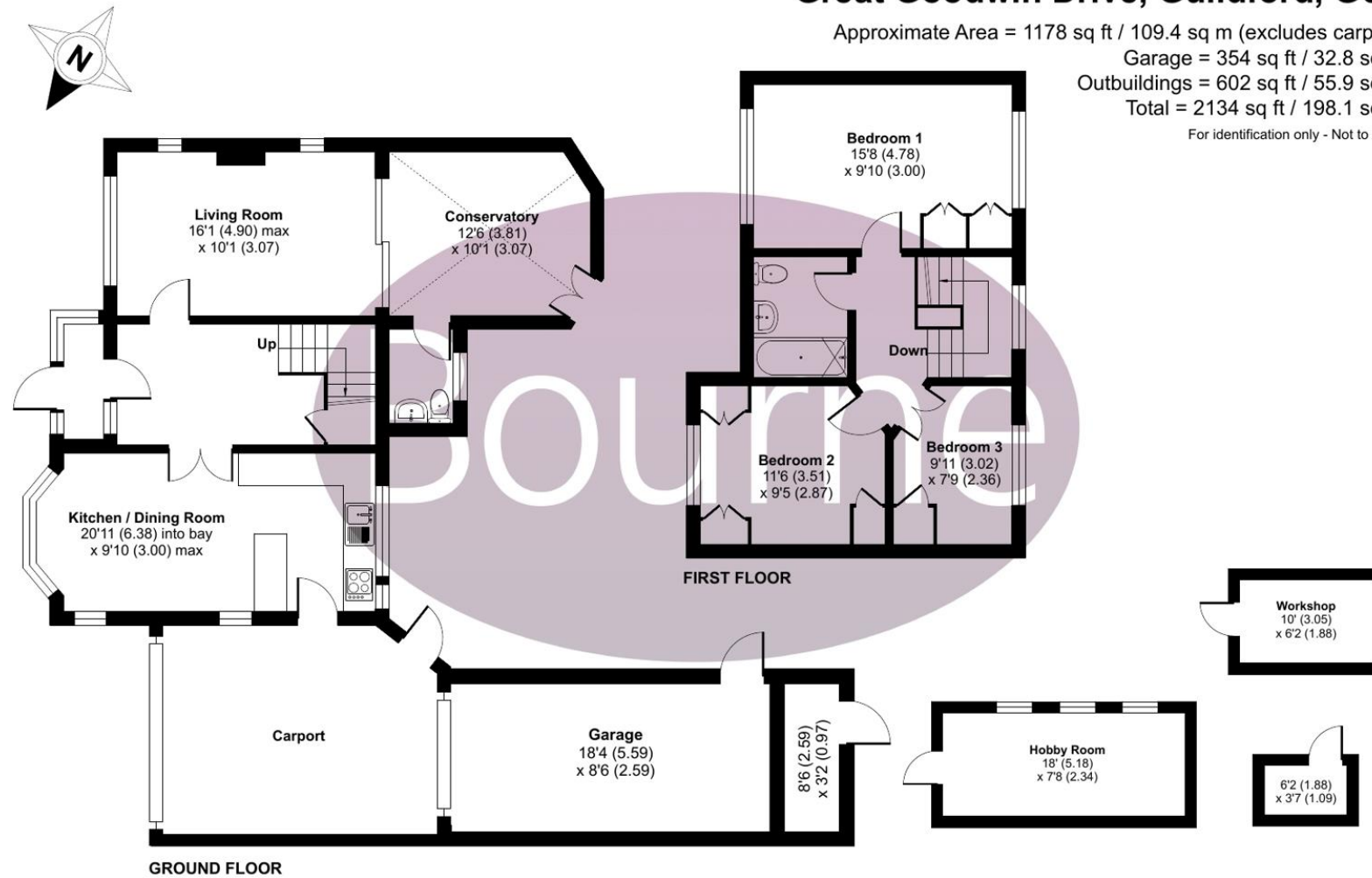
Approximate Area = 1178 sq ft / 109.4 sq m (excludes carport)

Garage = 354 sq ft / 32.8 sq m

Outbuildings = 602 sq ft / 55.9 sq m

Total = 2134 sq ft / 198.1 sq m

For identification only - Not to scale

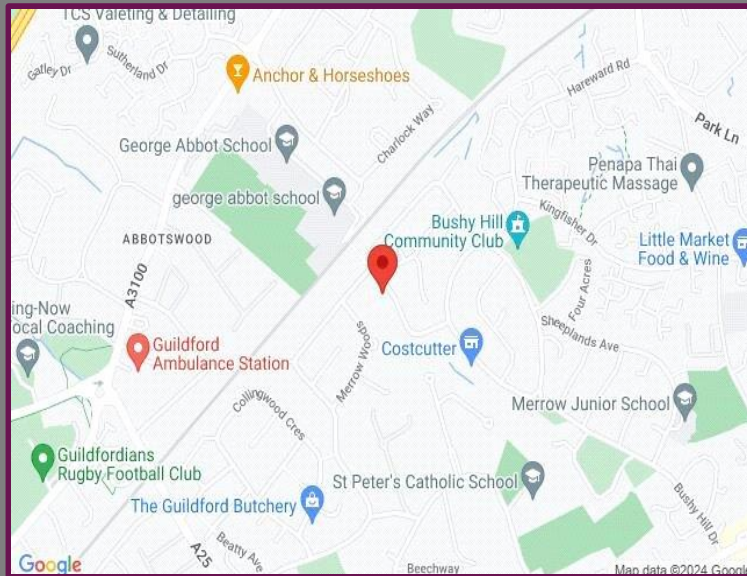


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1110601



# Location

Great Goodwin Drive forms part of the sought after area of Merrow. It is well served by local bus routes and Guildford town centre with its vast array of shops and restaurants is within approximately 1.5 miles. The A3 which provides access to the South Coast, the M25 and London is within approximately ½ a mile.



| 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>                            |                         |           |
| (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 |                         |           |
|   | 64                      | 82        |
| <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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