



ESTATE AGENTS



High Path Road, Guildford, Surrey, GU1 2QL

Offers in excess of £500,000

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This well presented, semi detached house has been recently redecorated and offers spacious accommodation and is located in sought after location.

The ground floor comprises a spacious and bright living room at the front, separate dining room that leads to the modern kitchen which features a range of units and door leading to the side of the property and downstairs bathroom.

The first floor has two good sized double bedrooms, both benefitting from built in cupboard for extra storage space and feature fireplaces. The second bathroom comprises wc, wash hand basin and bath with shower over.

The south/west facing garden is well maintained with a decked area for seating, lawn and path down the side. The garden is bordered by hedges on one side and fence down the other side.

The property is offered to the market with no onward chain.

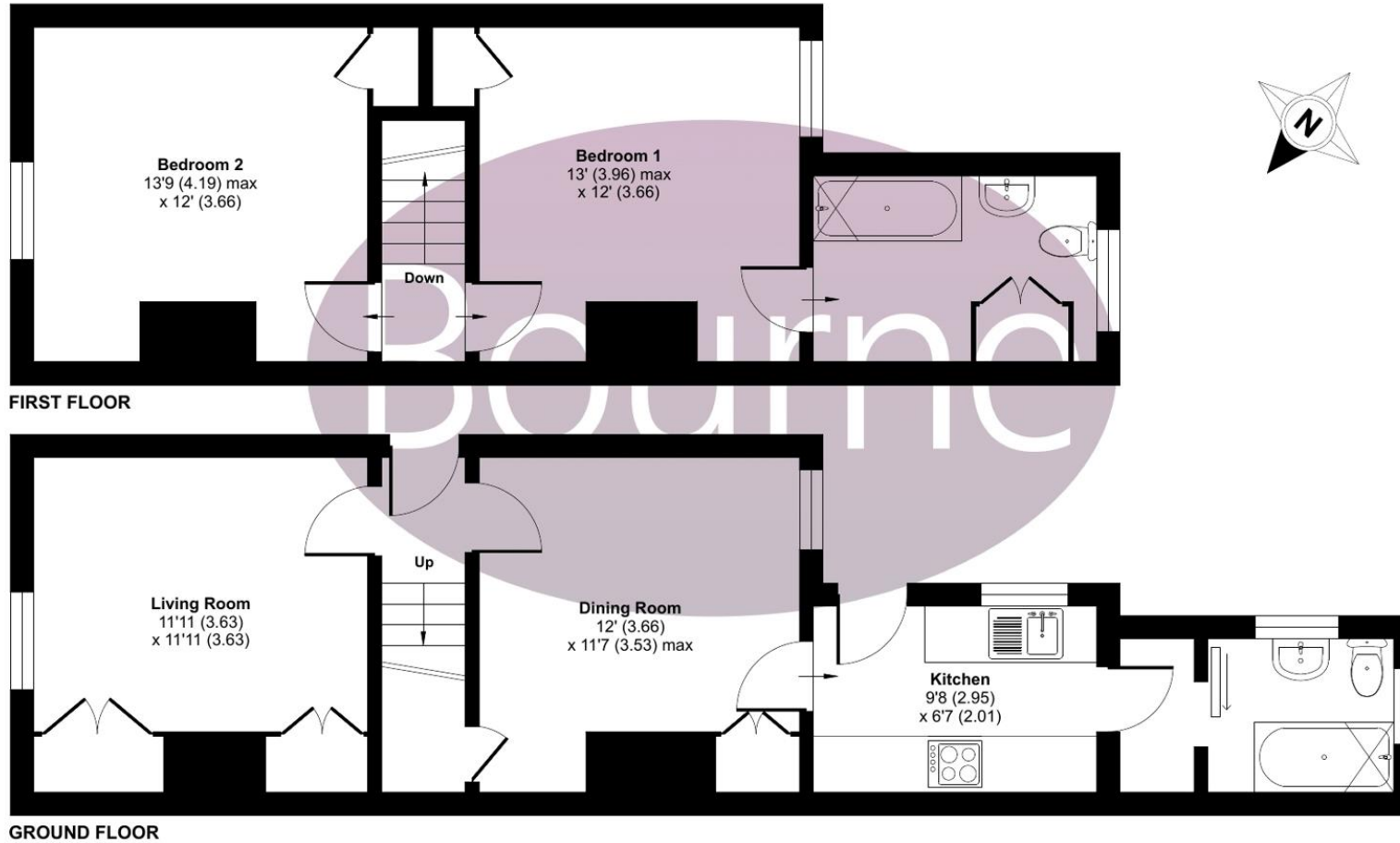
- Semi Detached House
- 200m Walk To Downs And Golf Course
- Well Presented
- Two Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Garden
- Near Top Local Schools
- No Onward Chain
- Council Tax Band: D



High Path Road, Guildford, GU1

Approximate Area = 861 sq ft / 79.9 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). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1104254

Location

High Path Road is a popular and sought after residential road consisting primarily of Victorian properties and leads to Guildford Golf Club and the Downs. The area is well served by local bus routes, is within a mile of London Road station and is less than 1 ½ miles from Guildford Town Centre.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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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