



ESTATE AGENTS



Barnett Row, Jacob's Well, Guildford, Surrey, GU4 7PH

Asking Price £425,000

Barnett Row, Jacob's Well, Guildford, Surrey, GU4 7PH

This beautifully presented and bright two double bedroom bungalow is ideally located in a small, peaceful cul-de-sac in the popular hamlet of Jacobs Well yet just 2 miles from Guildford town centre.

A covered porch leads to the front door opening into the hall with airing cupboard housing the boiler. To the front is the main bedroom with windows to the front and side and built in wardrobes. Also to the front is a further double bedroom with window overlooking the front garden and also benefitting from a built in wardrobe. Off the hall is the modern bathroom featuring a white suite comprising bath with shower above, wc and wash hand basin with skylight, heated towel rail and access above to storage loft.

To the rear is the bright living/dining room with French doors leading to the south facing rear garden. The adjacent bright kitchen features a range of modern fitted units with built-in oven and hob with space for further appliances and a window overlooking the rear garden.

The delightful and secluded south facing garden comprises a paved terrace with the remainder laid to level lawn with mature shrub and flower bed borders. At the end of the row of bungalows is a resident's and visitor's car park with a row of garages beyond, with the end one belonging to this property.

- Two Double Bedrooms
- Living/Dining Room
- Modern Kitchen
- Modern Bathroom
- South Facing Garden
- Garage
- Well Presented Throughout
- Popular Village Location
- Council Tax Band: C

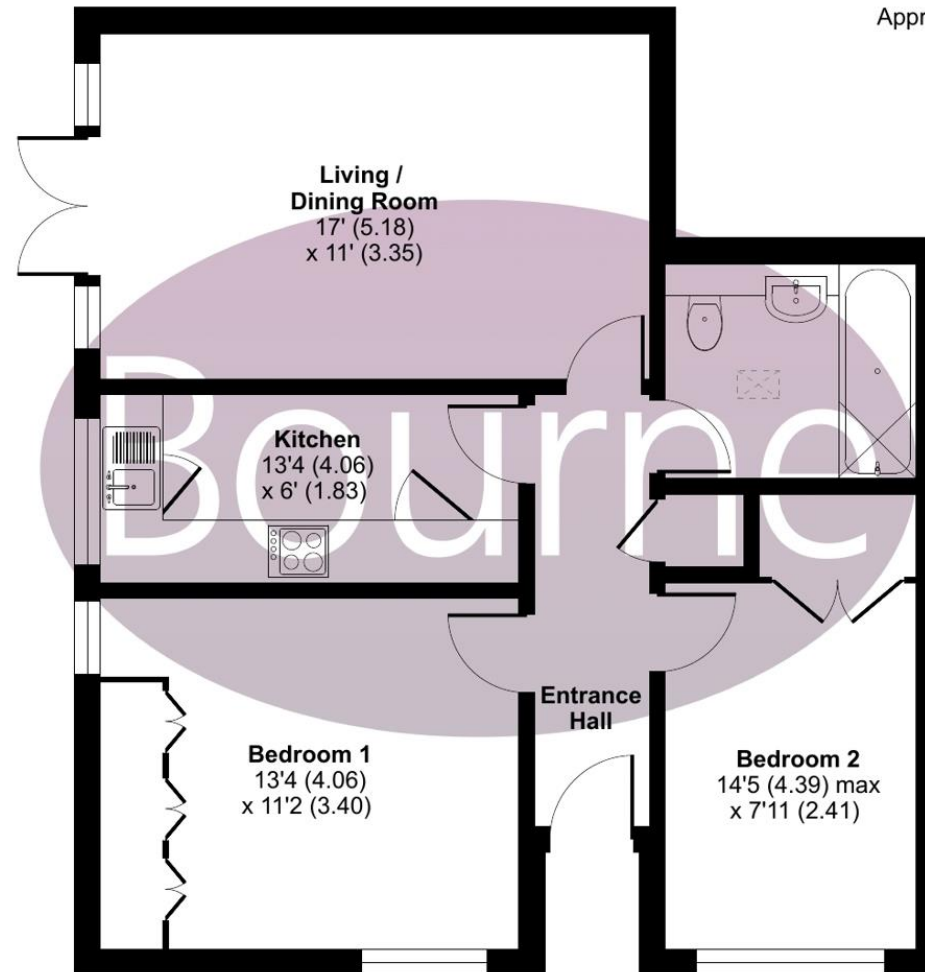


Floorplan

Barnett Row, Jacob's Well, Guildford, GU4

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale



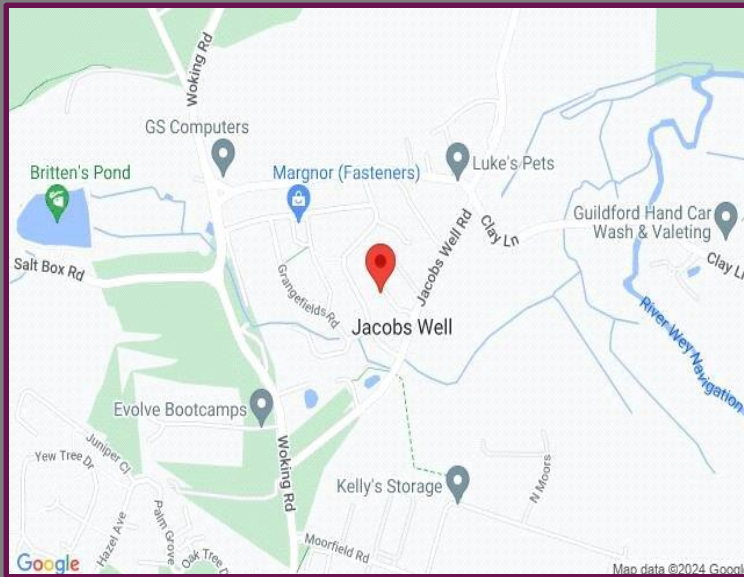
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2024. Produced for Bourne Estate Agents. REF: 1119861

Location

Barnett Row is a small, quiet cul-de-sac situated just off Jacobs Well Road in this very popular rural hamlet situated just a couple of miles from Guildford town centre with the nearby A3 providing excellent access to London, the M25 and the south coast.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(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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