



ESTATE AGENTS



Rydes Hill Road, Chittys Common, Guildford, Surrey,
GU2 9UQ

Guide Price £800,000

Rydes Hill Road, Chittys Common, Guildford, Surrey, GU2 9UQ

This superb detached and extended family house is situated in an idyllic location down a lane opposite Chittys Common in the popular Rydes Hill area of Guildford and features four double bedrooms, two bathrooms, downstairs cloakroom, large kitchen/dining room, sitting room and conservatory. With ample parking, a tandem double garage and a secluded west-facing garden, this house also features two large garages/workshops which could be re-configured or converted for a variety of alternative uses according to requirements.

The covered porch leads to the front door into the hall with stairs to the 1st floor with storage beneath and access to the downstairs cloakroom. To the front is the charming sitting room with bay window and feature fireplace. To the rear is the impressive kitchen/dining room with an extensive range of fitted units to the kitchen area with integral appliances comprising oven, grill hob, dishwasher, washer/dryer, fridge and freezer. There is ample space for dining table and chairs in the dining area with French doors leading to the large conservatory with doors to the garden.

The 1st floor split-level landing has access above via pull-down ladder to the spacious boarded loft with light. On this floor is the main bedroom with modern ensuite shower room, three further double bedrooms and a modern family bathroom.

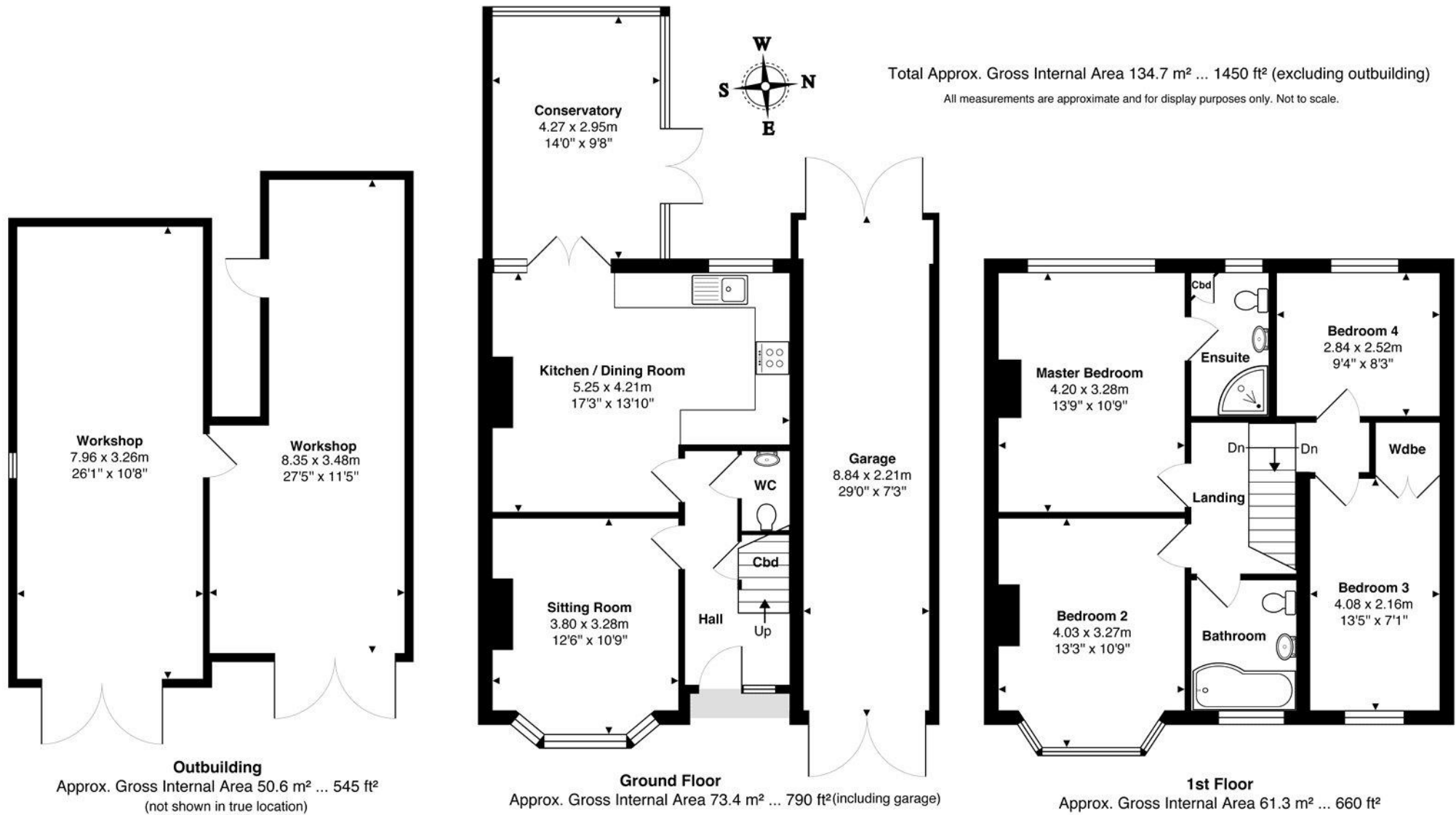
Outside to the front is an extensive driveway with parking for 3-4 cars and leading to a double length tandem garage to the side with doors to front and rear allowing vehicular access through to the rear garden.

The west-facing rear garden comprises a paved terrace with the remainder laid to lawn and leading to two substantial timber garages/workshops with power & light with trees and shrubs behind giving a good degree of privacy and seclusion.

- Stunning Location
- Detached Family House
- Four Double Bedrooms
- Ensuite & Family Bathroom
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Double Tandem Garage
- West Facing Garden
- Extensive Outbuildings
- Council Tax Band: E

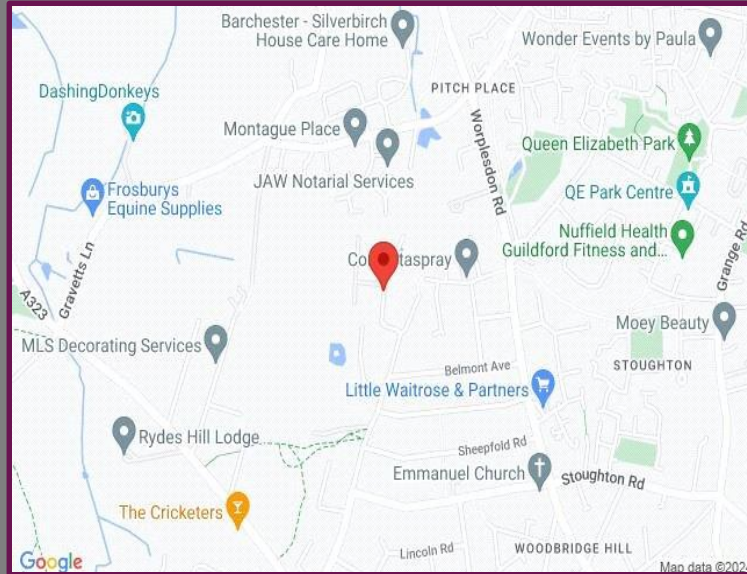


Floorplan



Location

This house is situated at the cul-de-sac end of Rydes Hill Road opposite Chittys Common in the popular Rydes Hill area of North Guildford and is just over 2 miles from Guildford town centre and mainline station with good local schools and shops nearby.



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