



Ferndale, Guildford, Surrey, GU3 3AX

Asking Price £550,000

# Ferndale, Guildford, Surrey, GU3 3AX

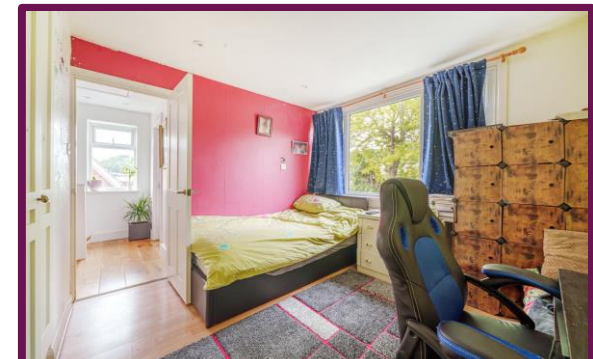
Situated in a residential cul-de-sac, this extended four bedroom family home offers driveway parking and a south facing garden. The kitchen and bathrooms all benefit from underfloor heating. There is also planning permission for erection of single and two storey side extension, ref: 22/P/00353

As you enter the property through the front door, you are greeted by the hallway with stairs to the first floor. To the right is the spacious living room with windows overlooking the front. The large, modern kitchen/dining room at the rear has been finished to a high standard and features a range of units and doors to the garden. The ground floor also features one bedroom with built in wardrobes and en-suite shower room and a separate downstairs wc.

The first floor has three further bedrooms, with two benefiting from built in wardrobes and the family bathroom. The bathroom comprises wc, wash hand basin and bath with shower over.

Outside to the front is driveway parking. The rear south facing garden is well maintained, with a patio area and lawn. There is also a garden room.

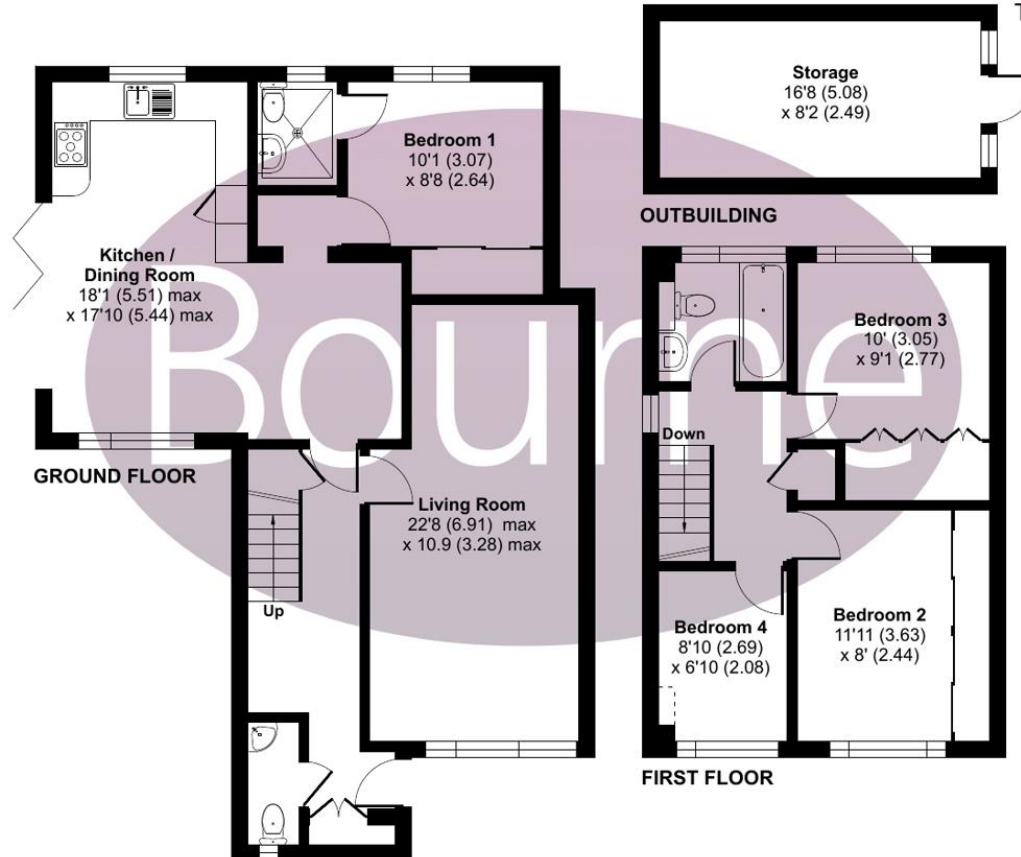
- Semi Detached House
- Four Bedrooms
- Modern Kitchen/Dining Room
- Two Bathrooms Including En-Suite
- Downstairs WC
- Driveway Parking
- South Facing Garden
- Underfloor Heating In Bathrooms and Kitchen
- Council Tax Band: D



# Floorplan



Denotes restricted head height



## Ferndale, Guildford, GU3

Approximate Area = 1222 sq ft / 113.5 sq m  
Limited Use Area(s) = 2 sq ft / 0.1 sq m  
Outbuilding = 136 sq ft / 12.6 sq m  
Total = 1360 sq ft / 126.3 sq m

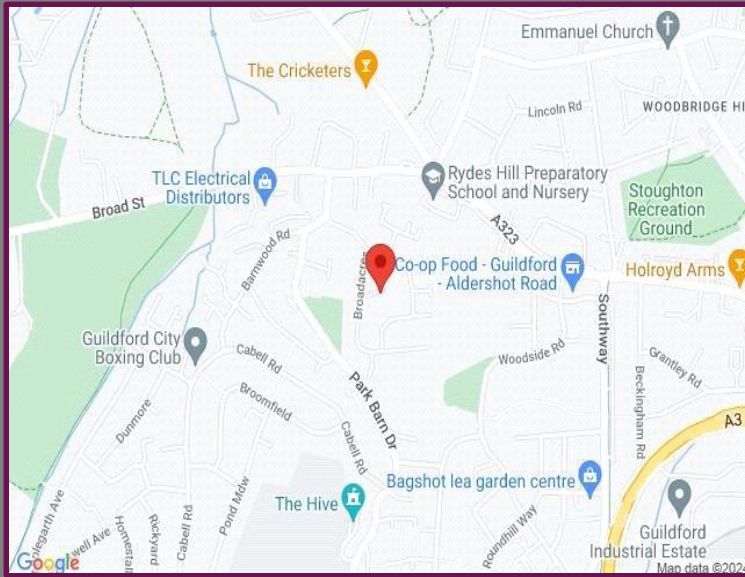
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2024. Produced for Bourne Estate Agents. REF: 1135690

# Location

The property is situated in a residential cul-de-sac on the outskirts of Guildford town centre, approximately 2 miles from the mainline station and town centre. Rydes Hill Preparatory and St. Joseph Schools are close by and the area is well served by local bus routes and the A3 which connect to London, the M25 and the South Coast.



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>	75	84
(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		
<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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