



ESTATE AGENTS



Tynley Grove, Jacob's Well, Guildford, Surrey, GU4 7PE

Asking Price £580,000

Tynley Grove, Jacob's Well, Guildford, Surrey, GU4 7PE

An extremely well presented, three bedroom extended chalet bungalow located in the popular Jacobs Well area of Guildford, offering driveway parking.

The front door leads into the hallway. At the front are two bedrooms, both with windows overlooking the front and one of the bedrooms benefits from a built in wardrobe. The living room is at the rear and features a log burner and has doors providing access to the garden. The spacious kitchen/dining room features a range of units and also has access to the garden. The bathroom comprises wc, wash hand basin and shower cubicle.

Stairs from the living room lead to the first floor that has been converted into another bedroom with en-suite and eaves storage. The en-suite comprises wc, wash hand basin and bath.

To the front is the driveway with parking for multiple vehicles. The rear garden is well maintained with a patio area with pergola, level lawn and is bordered by hedges.

- Chalet Bungalow
- Three Bedrooms
- Two Bathrooms
- Garden
- Driveway
- Popular Location
- Council Tax Band: C



Floorplan

Tynley Grove, Guildford, GU4

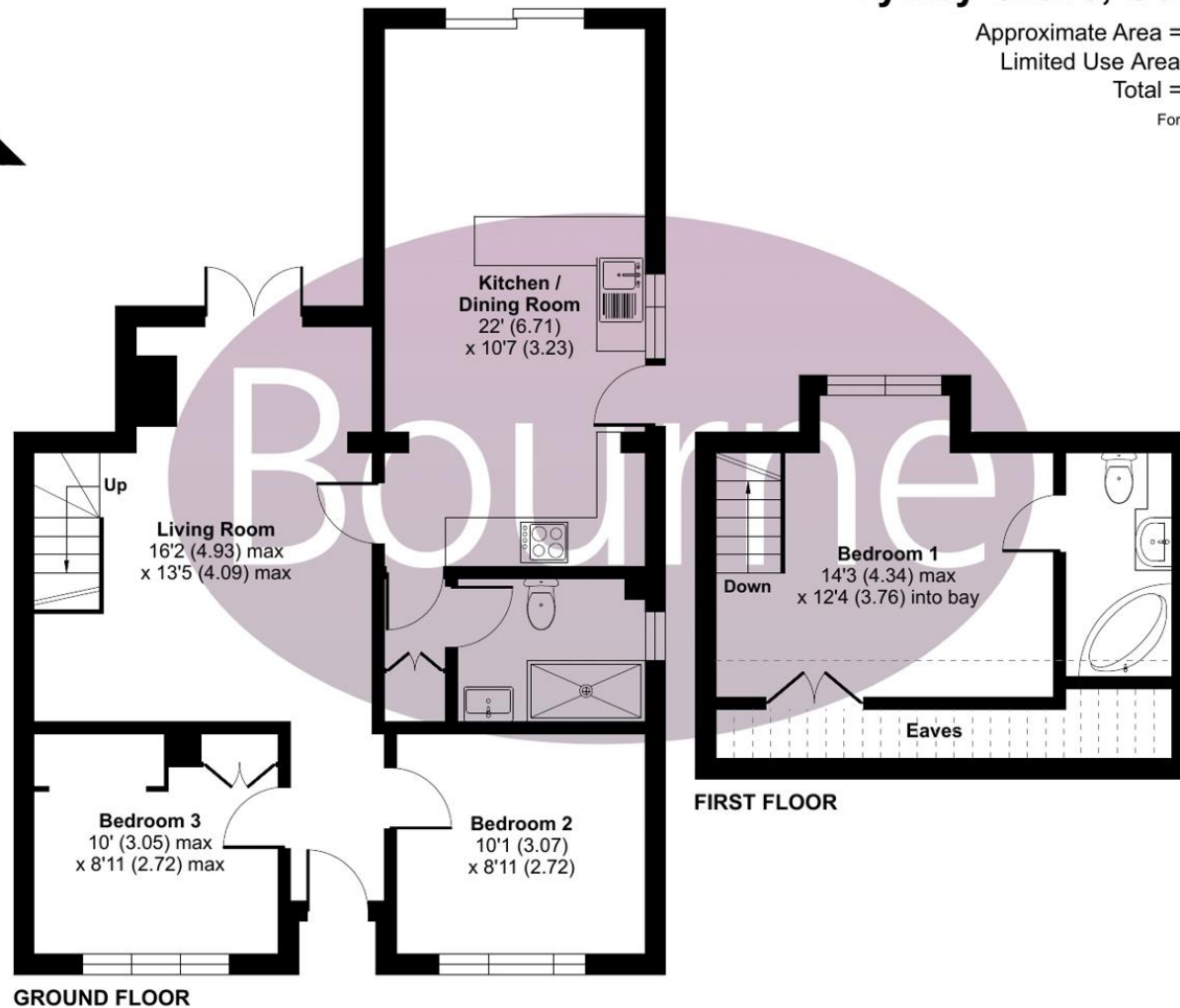
Approximate Area = 912 sq ft / 84.7 sq m

Limited Use Area(s) = 75 sq ft / 7 sq m

Total = 987 sq ft / 91.7 sq m

For identification only - Not to scale

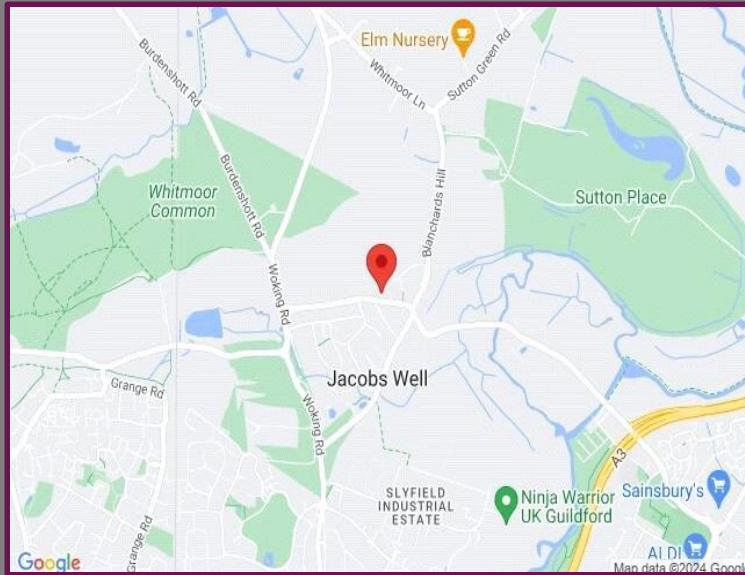
Denotes restricted
head height



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: 1124728

Location

The property is located in a small, quiet residential cul-de-sac just off Clay Lane in the popular hamlet of Jacobs Well within approximately 2 miles of Guildford town centre and mainline station. The A3 which provides access to London, the M25 and South Coast is within approximately one mile. There are local shops within walking distance and the area is well served by numerous bus routes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	71
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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