



Oakley Dell, Guildford, Surrey, GU4 7HJ

Offers in excess of £1,100,000

# Oakley Dell, Guildford, Surrey, GU4 7HJ

This fantastic, detached family home is located in an excellent area, in the highly desirable Merrow area of Guildford.

A pathway leads to the house which is set back from the other properties, providing an excellent degree of seclusion and privacy.

As you enter the property, you are greeted with the hallway with stairs to the first floor. The spacious open plan living/dining room has a feature fireplace and sliding doors to the rear garden. There is also access from here to the large separate family room. The modern kitchen features a range of units and plenty of worktop space, with doors to the garden and access to the utility room. The ground floor also benefits from a study and downstairs wc.

The first floor features four bedrooms, with three being double in size. The main bedroom benefits from built in wardrobes and an en-suite bathroom. The en-suite comprises wc, wash hand basin and bath. There is also a second bathroom on this floor with a bath and separate shower cubicle.

The property benefits from a double garage and driveway parking for 2-3 cars and there is a large front lawn. The rear garden is well maintained, with a patio and level lawn. The family room can also be accessed via the garden, with multiple doors with windows, allowing in plenty of natural light. The garden has rear access leading you out to local walks around Merrow Park.

- Large Detached Family Home
- Four Bedrooms
- En-Suite To Main Bedroom
- Utility Room
- Downstairs WC
- Study
- Garden
- Driveway Parking
- Double Garage
- Council Tax Band: G



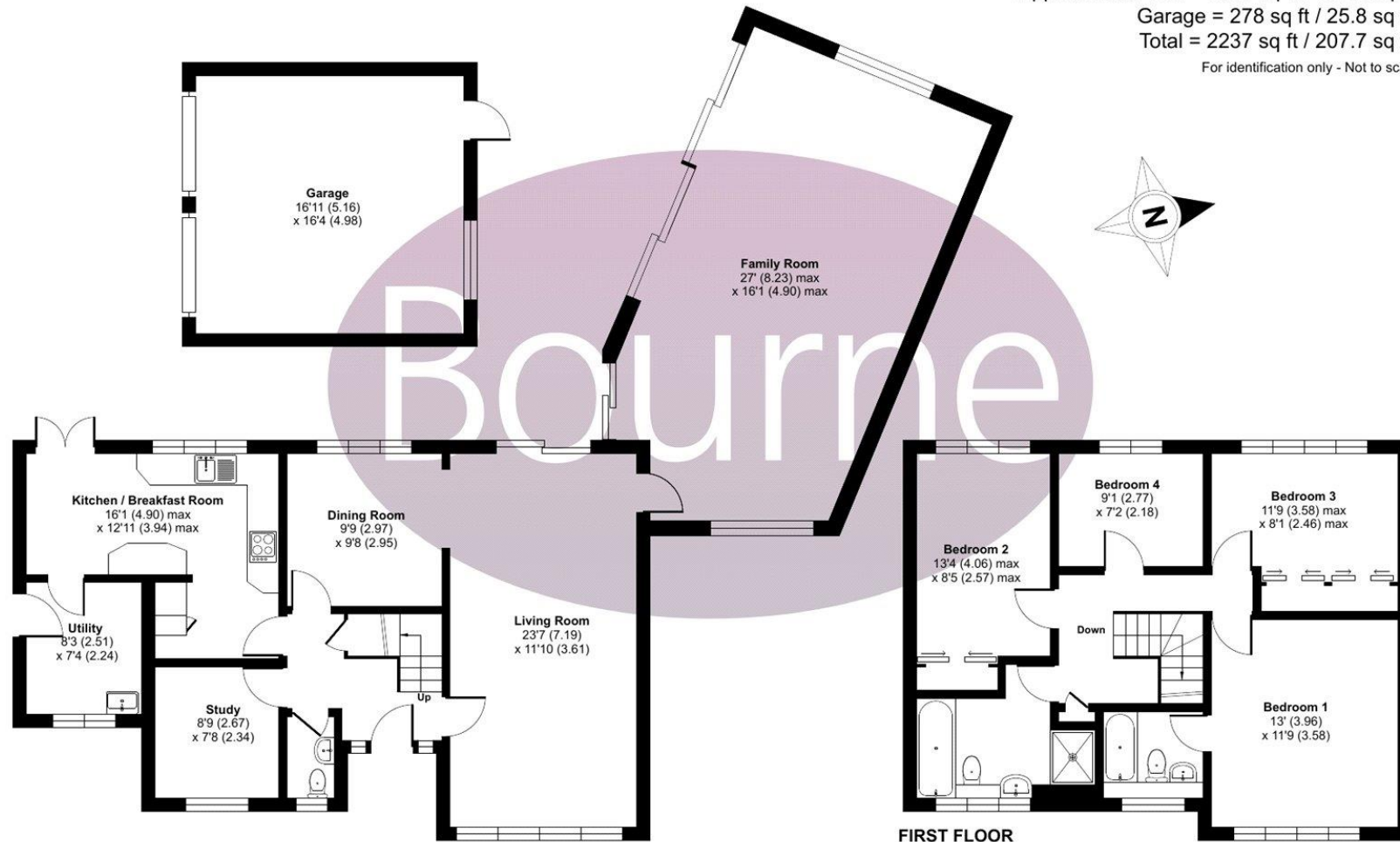
## Oakley Dell, Guildford, GU4

Approximate Area = 1959 sq ft / 181.9 sq m

Garage = 278 sq ft / 25.8 sq m

Total = 2237 sq ft / 207.7 sq m

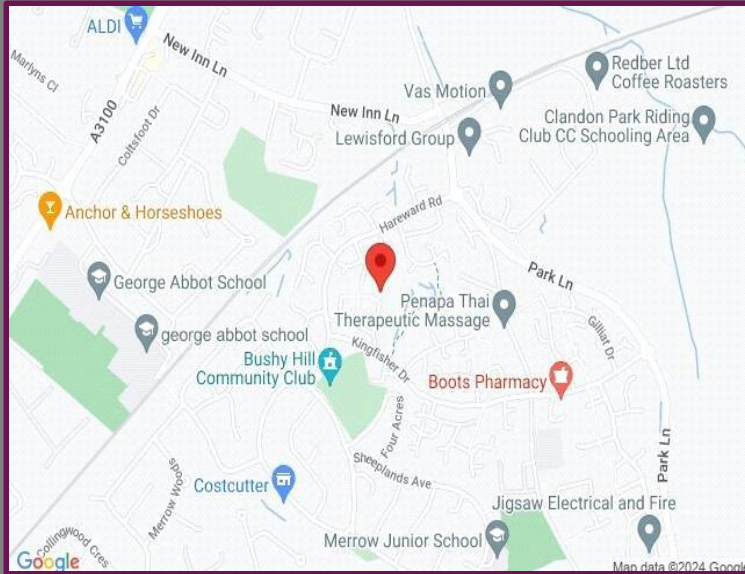
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1125632

# Location

Oakley Dell is a quite residential cul-de-sac, just off Greenhill Gardens on Kingfisher Drive in the popular Merrow area of Guildford with adjacent local shops and being very close to excellent schools, the A3 to London and the South-coast and being within just 2 miles of Guildford town centre.



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>	72	81
(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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