



Broomfield Close, Guildford, Surrey, GU3 3AW

Asking Price £550,000

## Broomfield Close, Guildford, Surrey, GU3 3AW

Situated in a popular residential cul-de-sac, this large three bedroom detached bungalow is offered to the market with no onward chain.

The front door opens into the spacious hallway. There are three bedrooms on offer, all benefiting from built in wardrobes. The living room has a gas fire and enjoys views overlooking the garden, with doors providing direct access. The adjacent kitchen features a range of units and door leading onto the conservatory. The bathroom comprises wash hand basin and shower cubicle and there is a separate wc.

Outside, the property benefits from driveway parking and a garage.

The south facing garden is well maintained with a patio area and level lawn. The garden is bordered by hedges, providing a degree of privacy.

- Detached Bungalow
- Three Bedrooms
- Driveway Parking
- Garage
- Conservatory
- South Facing Garden
- No Onward Chain
- Council Tax Band: E



# Floorplan



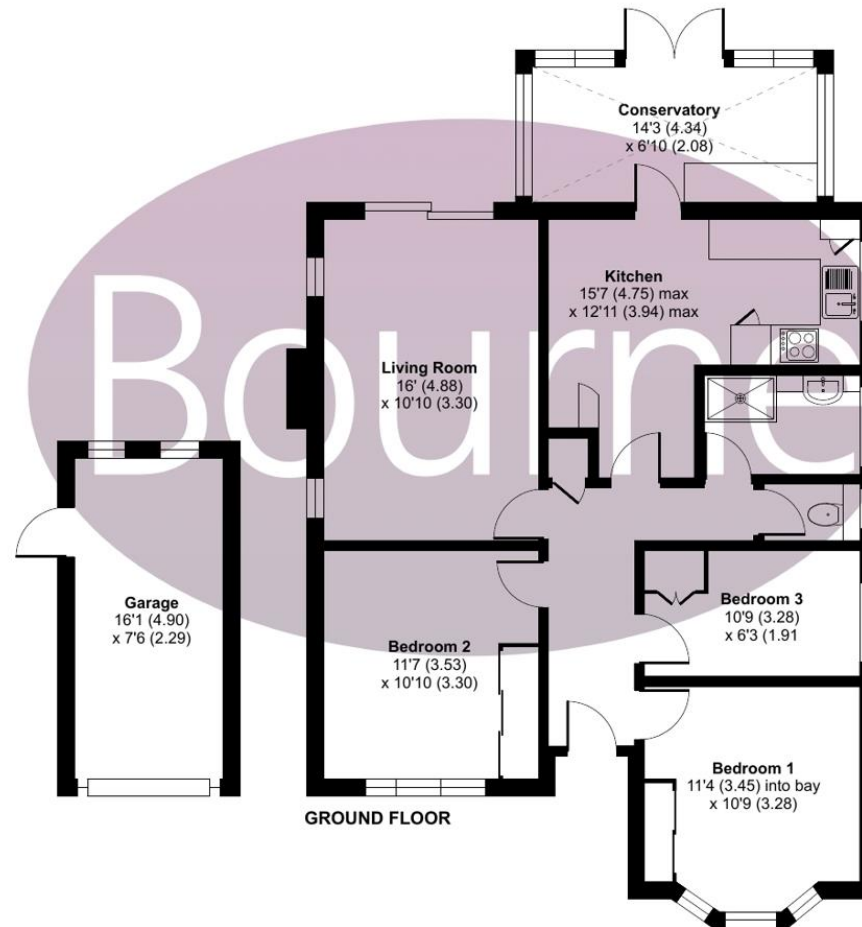
## Broomfield Close, Guildford, GU3

Approximate Area = 931 sq ft / 86.4 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1052 sq ft / 97.6 sq m

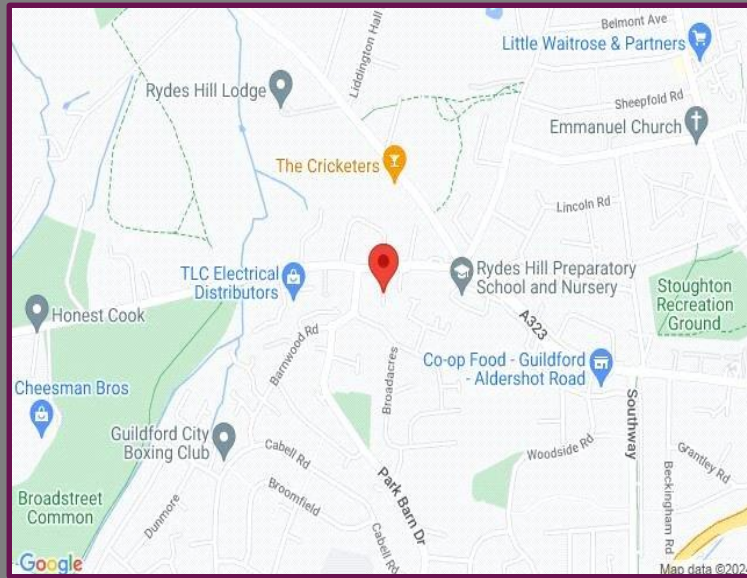
For identification only - Not to scale



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: 1134983

# Location

Broomfield Close is a residential cul-de-sac situated on the outskirts of Guildford, off Broad Street on the approach to Wood Street Village in the Rydes Hill area. The A3 which provides road links to London, the M25 and the South Coast is within approximately 2/3rd of a mile. The area is well served by local bus routes and the mainline station is approximately 2 miles away.



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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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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