

Bourne

ESTATE AGENTS



Grasmere Close, Guildford, Surrey, GU1 2TG

Asking Price £1,100,000

Grasmere Close, Guildford, Surrey, GU1 2TG

Situated in the highly sought after area of Merrow in Guildford, this fantastic four bedroom extended house is located on a quiet residential road and is offered to the market with no onward chain.

This spacious home offers a bright bay fronted living room and separate dining room that leads onto the family room with a door providing access to the garden. The large kitchen features a range of units and enjoys views of the garden. The ground floor also has an office that could be used as a fifth bedroom and a bathroom with wc, wash hand basin and shower.

The first floor features four good sized bedrooms and the family bathroom. Three of the bedrooms benefit from built in wardrobes. The family bathroom comprises wc, wash hand basin and bath with shower over.

Outside, the property offers two driveways, front garden and garage. The large rear garden is well maintained with a patio area and level lawn, with a variety of hedges and trees providing a degree of privacy.

- Detached House
- Four Bedrooms
- Two Bathrooms
- Two Driveways
- Garden
- Garage
- Popular Location
- No Onward Chain
- Council Tax Band: G

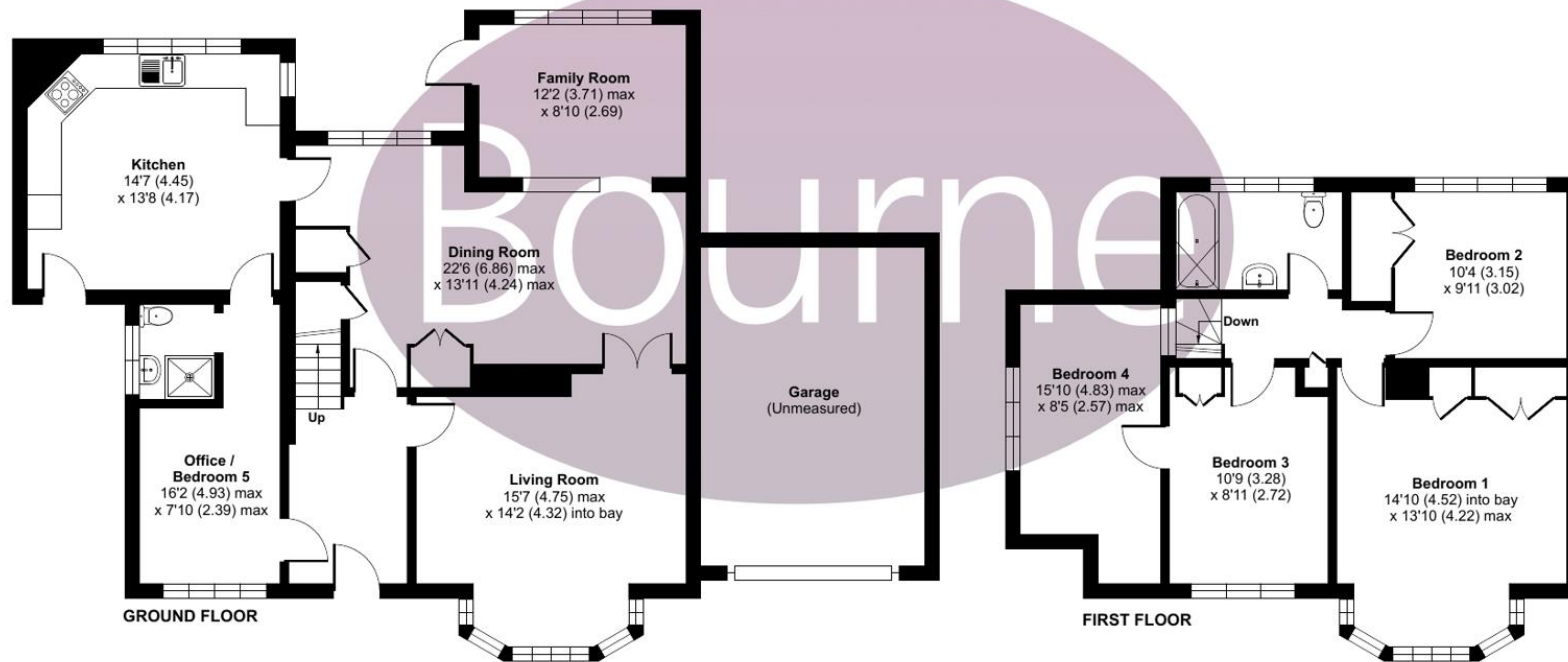


Floorplan

Grasmere Close, Guildford, GU1

Approximate Area = 1730 sq ft / 160.7 sq m (excludes garage)

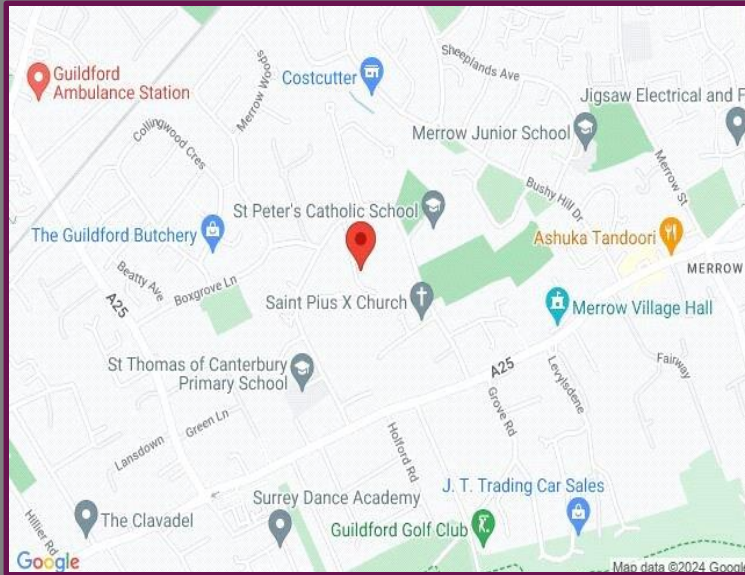
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄hecom 2024. Produced for Bourne Estate Agents. REF: 1130480

Location

Grasmere Close is a cul-de-sac located off Horseshoe Lane in Merrow and has easy access to the A3 and onward to London, the M25 and both Heathrow and Gatwick Airports.



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		
	64	81
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...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: guildford@bourneestateagents.com

Web: www.Bourneestateagents.com