



Guildford, Surrey

Asking Price £1,250,000

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Situated on a highly sought after road in Guildford, this fantastic five bedroom home is full of character and is offered to the market for the first time in 35 years. The property is on a generously sized plot of over 0.2 acres.

The front door leads into the spacious hallway with stairs to the first floor and storage area. The dual aspect living room has a window to the front and a bay window overlooking the garden. The kitchen features a range of units and has space for a dining table and leads on to the separate utility area which has a door to the garden. The ground floor also benefits from a separate dining room and office, both with access to the garden. There is also one of the two bathrooms on this floor.

The first floor landing is spacious and has access to all rooms on this floor. There are five good sized bedrooms on offer, with three featuring built in wardrobes. The bathroom comprises wc, wash hand basin and bath.

Externally, the property benefits from a gated driveway and two garages.

One of the best features of this house is the large garden that wraps around the property. The garden features a loggia terrace and a large lawn bordered by mature hedges and shrubs, providing a high degree of seclusion and privacy. The garden faces all directions, allowing plenty of sun all around.

The property is located just three minutes away from the excellent state Guildford County School. There are also many good pre schools around, along with the University of Surrey and its sports facilities within walking distance. Guildford High School and Royal Grammar School are also within walking distance.

- Detached House
- Generous Plot Of Over 0.2 Acres
- Five Bedrooms
- Two Full Bathrooms
- Two Garages
- Off Road Parking
- Fantastic Large Garden
- Council Tax Band: G



Floorplan



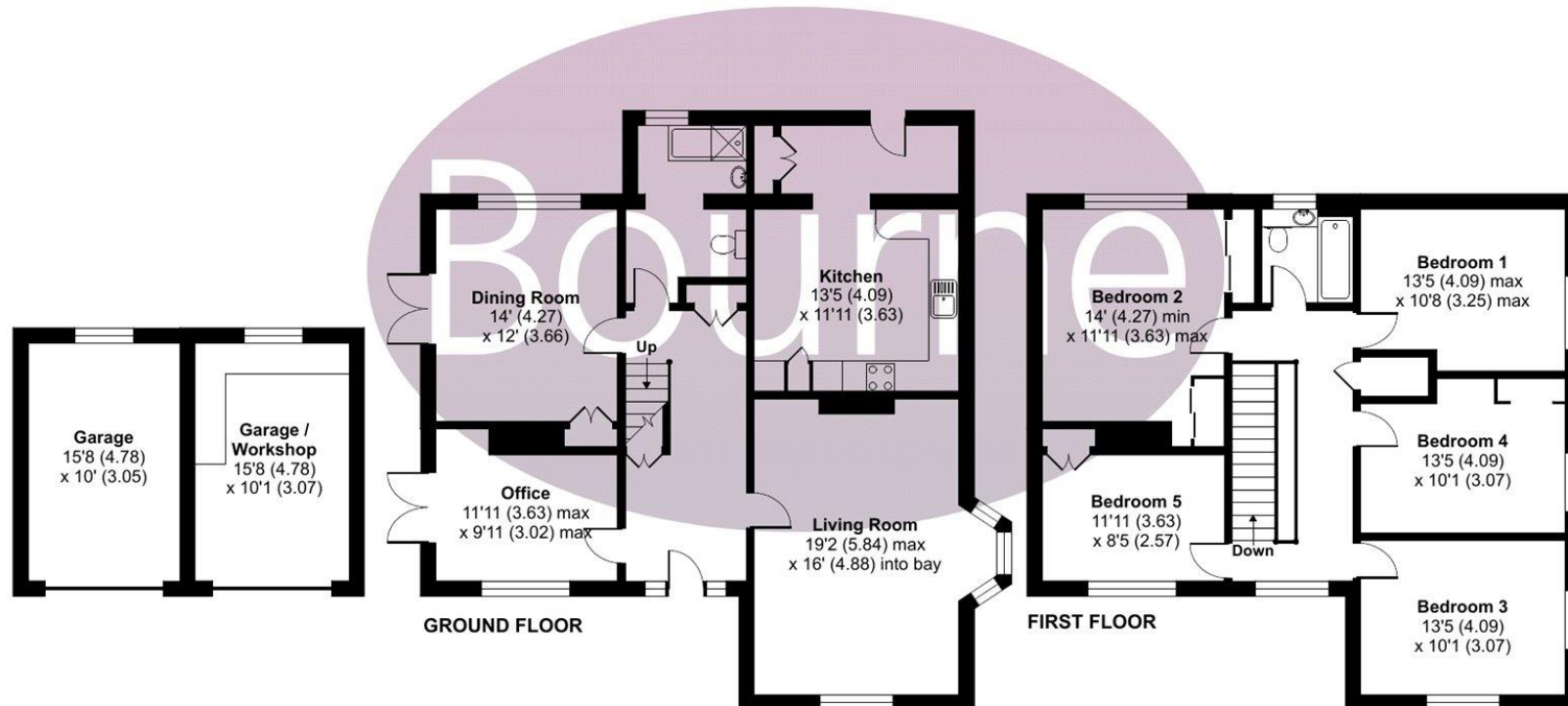
Farnham Road, Guildford, GU2

Approximate Area = 2020 sq ft / 187.6 sq m (includes garage)

Garages = 331 sq ft / 30.7 sq m

Total = 2351 sq ft / 218.4 sq m

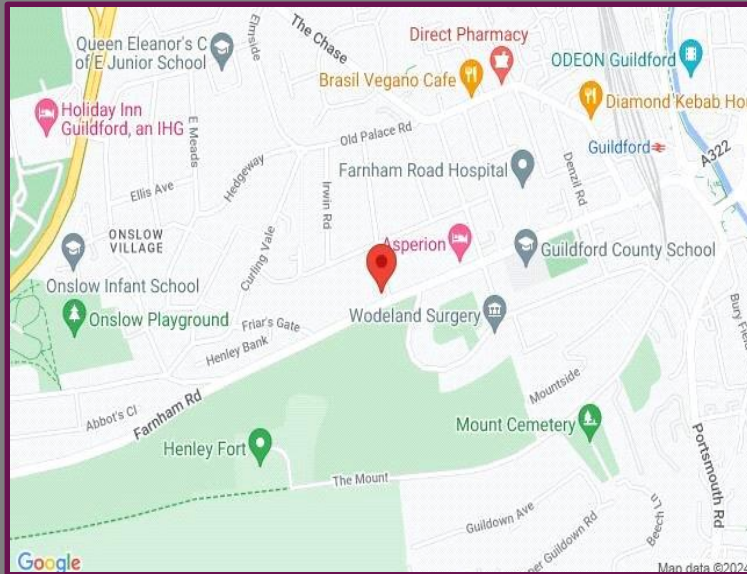
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2024. Produced for Bourne Estate Agents. REF: 1135474

Location

The property is located close to the heart of Guildford town centre, which has a vast array of shops, restaurants and entertainment. The mainline station which connects to London Waterloo is within approximately 1/2 mile, as is the River Wey whilst within a few hundred metres are wonderful countryside walks over The Mount to the renowned Surrey Hills. The A3 which connects to London, the south coast and the M25 is also within approximately 1/2 mile.



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	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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