



ESTATE AGENTS



Weyside Road, Guildford, Surrey, GU1 1HX

Asking Price £675,000

Weyside Road, Guildford, Surrey, GU1 1HX

Set on the banks of the River Wey on a popular no-through road, this superb family home features a stunning garden leading down to a riverside jetty.

As you enter the property, you are greeted by the hallway with stairs to the first floor. The spacious living room features a bay window overlooking the front and feature fireplace. The modern kitchen is at the rear and has a range of units and doors leading to the terrace where riverside views can be enjoyed. There is also space for a dining table, also with views of the river. The ground floor also benefits from a separate wc.

Stairs lead down to the basement which comprises one double bedroom, bathroom and family room with access to the garden. There is also a convenient storage area.

The first floor features a further three good sized bedrooms. The main bedroom has a bay window and a separate dressing room. The two rear bedrooms benefit from built in wardrobes and views of the river. The family bathroom comprises wc, wash hand basin and bath with shower over.

The second floor has a boarded loft space which could be used as a fifth bedroom.

One of the best features of this property is the rear south west facing garden. Stairs lead down to the well maintained lawn with a variety of mature shrubs and a terrace area on the riverside, perfect for entertaining.

- Semi Detached House
- Excellent Condition
- Large Garden With Excellent River Views
- Four Bedrooms
- Two Bathrooms
- South West Facing Garden
- Council Tax Band: D



Floorplan

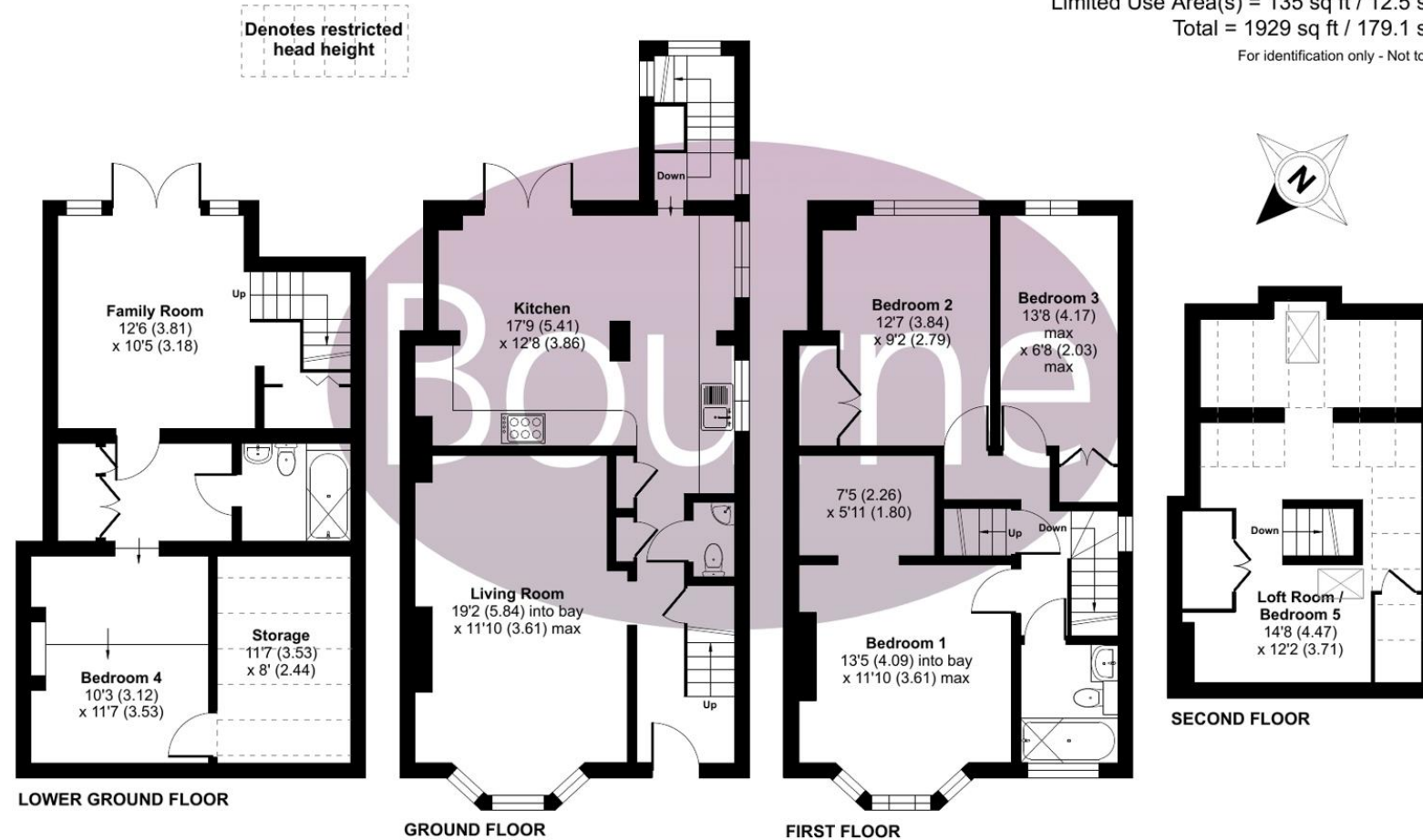
Weyside Road, Guildford, GU1

Approximate Area = 1794 sq ft / 166.6 sq m

Limited Use Area(s) = 135 sq ft / 12.5 sq m

Total = 1929 sq ft / 179.1 sq m

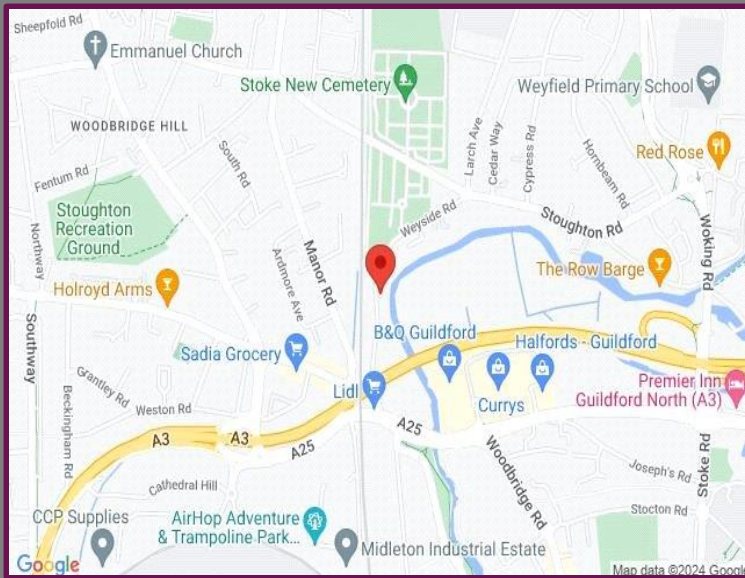
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1135273

Location

The property is located on a no-through road within the residential area of Stoughton and less than 1.3 miles from Guildford Station and Town centre with its vast array of shops and restaurants. The A3 giving access to the South Coast and London with links to the M25 is within approximately 1 mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(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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