



ESTATE AGENTS



FOR SALE
Bourne
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Oakfields, Guildford, Surrey, GU3 3AS

Asking Price £475,000

Oakfields, Guildford, Surrey, GU3 3AS

This three bedroom extended family home is located in the popular Rydes Hill Area of Guildford. The property is offered to the market with no onward chain.

The front door opens into the hallway where you will find stairs to the first floor. The spacious living room has a window overlooking the front and leads onto the dining area with doors providing access to the garden. The kitchen features a range of units and also has access to the garden. The ground floor also benefits from a downstairs cloakroom.

The first floor offers two double bedrooms and a further single bedroom and the family bathroom. The main bedroom benefits from built in wardrobes, with floor to ceiling mirrored doors. The bathroom comprises wc, wash hand basin and bath with shower over.

The property further benefits from driveway parking, garage and garden with patio area and lawn.

- Semi Detached House
- Three Bedrooms
- Downstairs Cloakroom
- No Onward Chain
- Garage
- Driveway Parking
- Popular Residential Area
- Council Tax Band: D



Floorplan

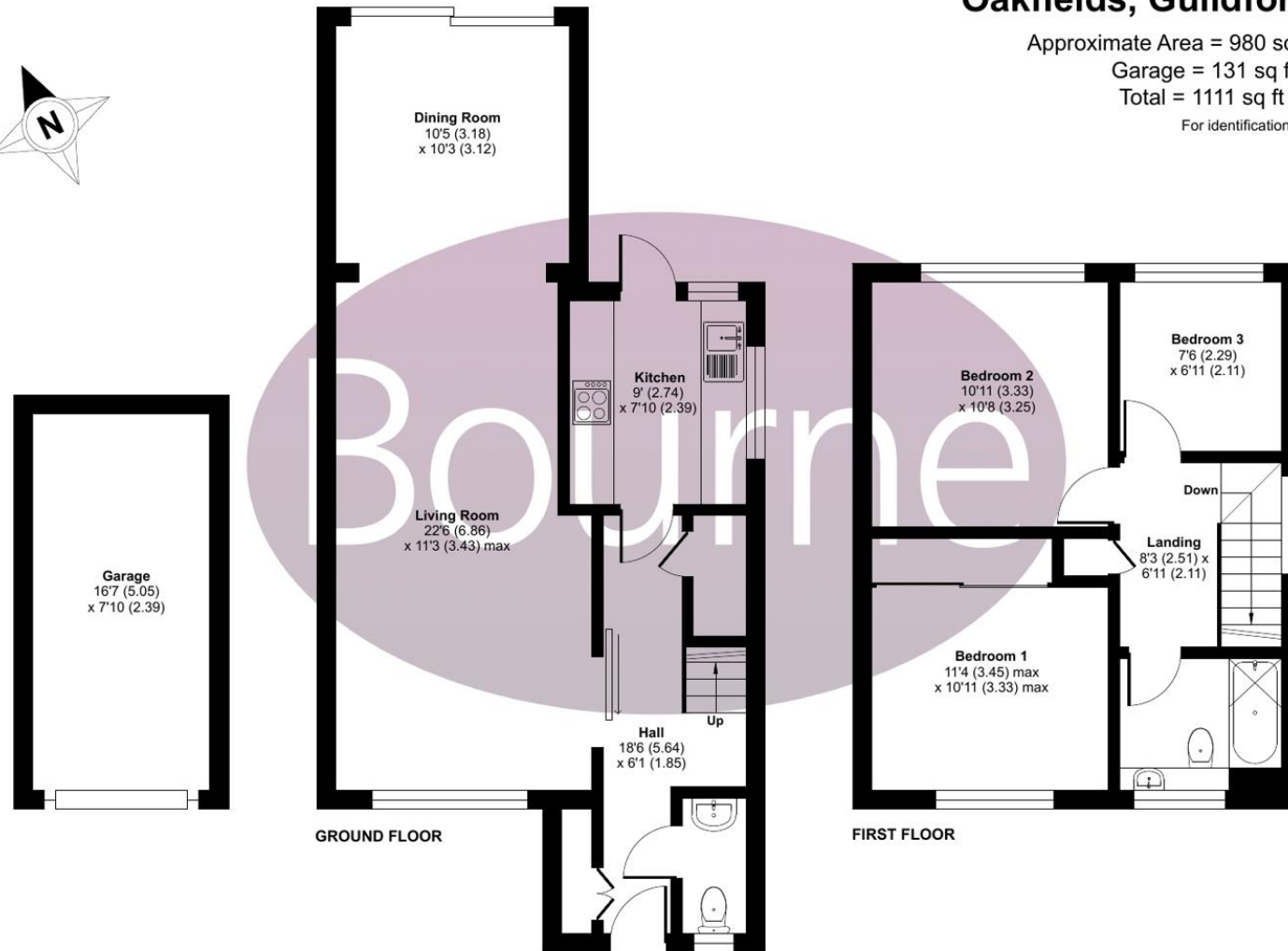
Oakfields, Guildford, GU3

Approximate Area = 980 sq ft / 91 sq m

Garage = 131 sq ft / 12.2 sq m

Total = 1111 sq ft / 103.2 sq m

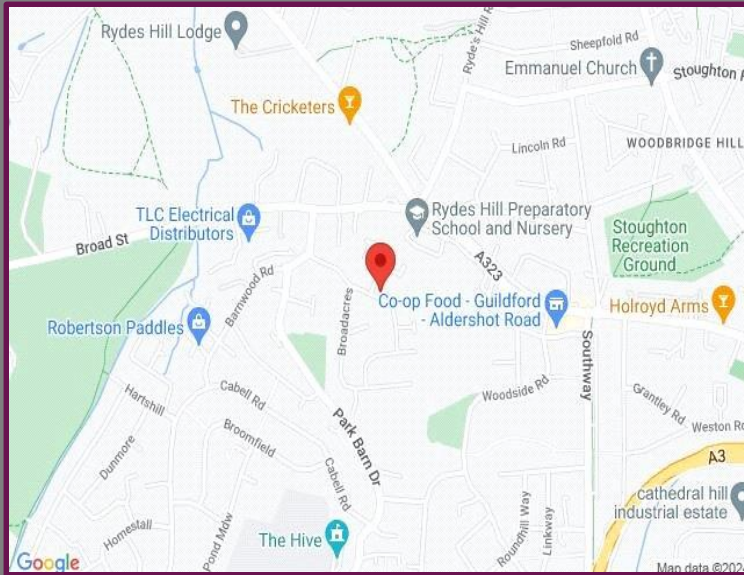
For identification only - Not to scale



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: 1153354

Location

The property is situated on a popular residential road on the outskirts of Guildford town centre, approximately 2 miles from the mainline station and town centre. Rydes Hill Preparatory and St. Joseph Schools are round the corner and the area is well served by local bus routes and the A3 which connect to London, the M25 and the South Coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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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