



Guildford, Surrey

£735,000

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This very well-presented three bedroom, three reception room semi-detached family house occupies a superb corner plot measuring almost 1/3rd acre at the end of a residential cul-de-sac in the heart of the popular Boxgrove area of Guildford. The house also benefits from recently granted planning permission for a side & rear extension, (Approval No. 16/P/02014), a superb large rear garden and ample driveway parking.

The Covered porch leads to the front door into the spacious hall with stairs to 1st floor, understair storage and door to side leading to the downstairs cloakroom and door to the study.

To the front of the house is the impressive sitting room with large square bay window to the front and archway to the rear leading to the dining room with windows and French doors to the rear. Across the rear of the house is the 17' modern kitchen/breakfast room comprising an extensive range of fitted units with built-in halogen hob, double oven, dishwasher, washing machine and fridge/freezer. There are two windows to the rear, a glazed door to the side and space for breakfast table and chairs.

The 1st floor landing has a window to the side, a large walk-in linen cupboard and access above via a pull-down ladder to a large partially-boarded loft with light. To the front is the master bedroom with large square bay window to the front and an extensive range of built-in wardrobes with central bed recess with cupboards above. To the rear is a further double bedroom with built-in wardrobe and adjacent vanity unit with wash hand basin and further cupboards with window overlooking garden to rear. Also on this floor is a good size single bedroom with built-in wardrobe and a modern family bathroom with white suite comprising bath with power shower above, wc, heated towel rail and wash hand basin insert to vanity unit with cupboards below.

To the front is an extensive gravelled drive providing parking for at least 4 cars with double gates to side leading to the rear garden.

The large rear garden comprises an extensive terrace across the rear of the property with further decked area to the side, with the remainder laid to extensive level lawn with flower bed and shrub borders and a selection of trees.

- Well Presented Family House
- Planning for Large Extension
- Huge Rear Garden
- Three Bedrooms
- Three Reception Rooms
- Modern Kitchen/Breakfast Room
- Modern Bathroom & Cloakroom
- Ample Driveway Parking
- Cul-de-Sac Parking
- Prime Location



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)

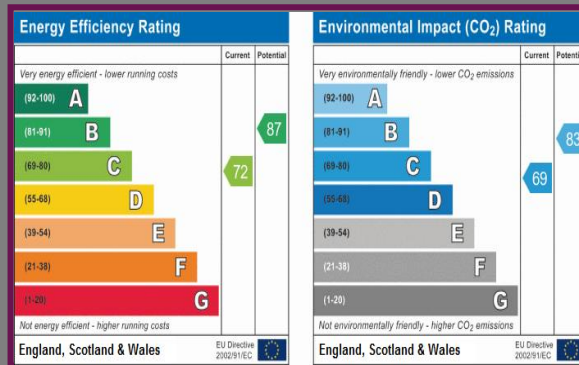
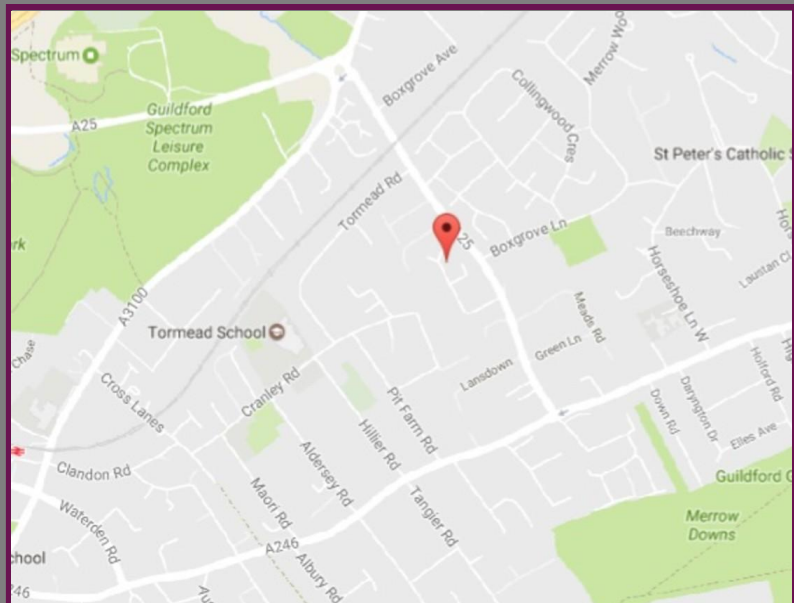
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

The Greenwood is a residential cul-de-sac just off Boxgrove Road in the heart of the Boxgrove area of Guildford, very closer to London Road station, Guildford town centre and easy access to the A3. The property is ideally located for families being within the catchment area of the very popular Boxgrove Primary and George Abbot Schools.



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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