



ESTATE AGENTS



William Road, Guildford

£485,000

William Road, Guildford

This beautifully-presented detached Edwardian two double bedroom house is ideally situated in a quiet cul-de-sac just moments from the town centre and mainline station and also features a large modern kitchen, downstairs cloakroom, two reception rooms, a large upstairs bathroom and a delightful west-facing garden.

The front door leads to the hall with stairs to the 1st floor, understairs cupboard and door to modern cloakroom with wc and wash hand basin.

To the front is the sitting room with feature fireplace housing cast iron and large square bay window to the front. To the rear is the dining room with glazed door to the garden and feature fireplace. To the rear is the modern kitchen with an extensive range of fitted units with granite work surfaces and built-in appliances comprising oven, grill and 5 ring gas hob with space for further appliances. This bright room has two windows to the side and French doors to the rear leading to the garden.

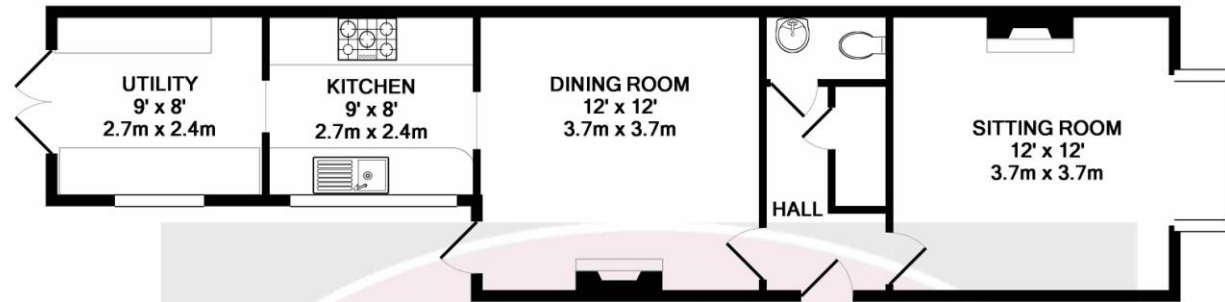
The large 1st floor landing has a window to the side and access above via pull-down ladder to the partially-boarded loft with light. To the front is a double bedroom with window to front and wall of fitted wardrobes. Off the landing is a second double bedroom with window to rear. At the end of the landing is the large bathroom comprising a white suite with bath, wash hand basin and wc with window to rear and large airing cupboard housing combination boiler.

The delightful landscaped west-facing garden comprises a paved terrace with the remainder comprising well-established flower and shrub beds and borders with meandering path leading to the rear where there is a substantial timber summer house with power & light that would make an ideal home office with further timber shed behind.

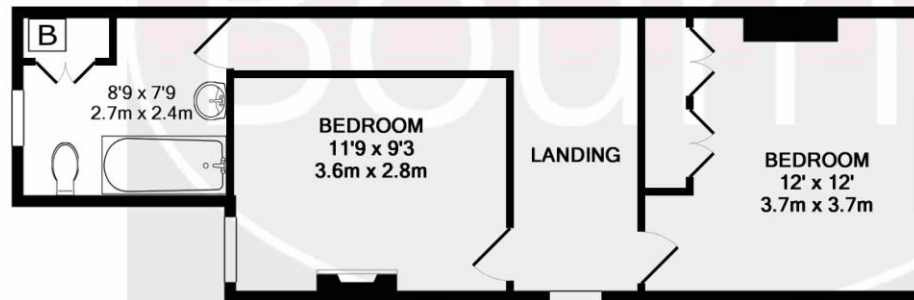
- Detached Edwardian House
- Two Double Bedrooms
- Two Reception Rooms
- Large Upstairs Bathroom
- Large Modern Kitchen
- West Facing Garden
- Downstairs Cloakroom
- Character Features
- Town Centre Location
- Very Close to Mainline Station



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

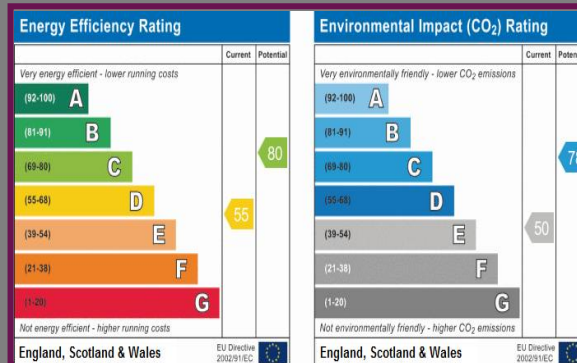
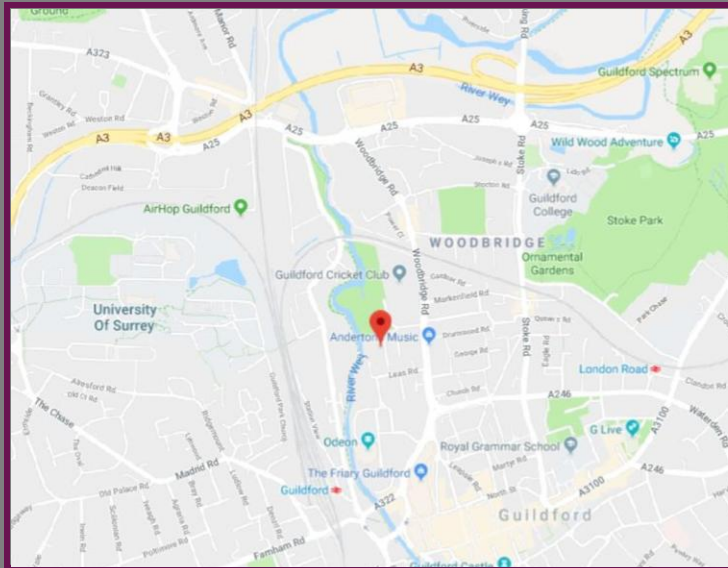
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)

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 house is located in William Road, a short cul-de-sac just off Leas Road right in the heart of Guildford town centre and just a few hundred yards from Guildford mainline station. The A3 is within a mile of the property providing easy access to London, the M25 and the south coast.



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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