



266 London Road, Guildford, GU4 7LF





Conveniently situated within walking distance of both Burpham Primary School and George Abbot, 266 London Road is a well-presented four-bedroom detached family home.

Upgraded and extended by the present owners, the house now offers superb open-plan ground floor accommodation with an orangery-style kitchen extension to the rear over looking the attractive gardens, as well as a cosy sitting area to the front with a log-burning stove. There is also a well-fitted downstairs shower room.

Upstairs there are three generous double bedrooms, a good-sized fourth bedroom and an attractive family bathroom.



Outside, the rear garden enjoys a sunny aspect with a large level lawn, ideal for young families. At the end of the garden is an insulated office building with heating/air conditioning, ideal for those that work from home, or require a home gym/teenager space.

At the front of the house there is ample driveway parking (and more could be added by taking away some of the front lawn) and an integral garage.

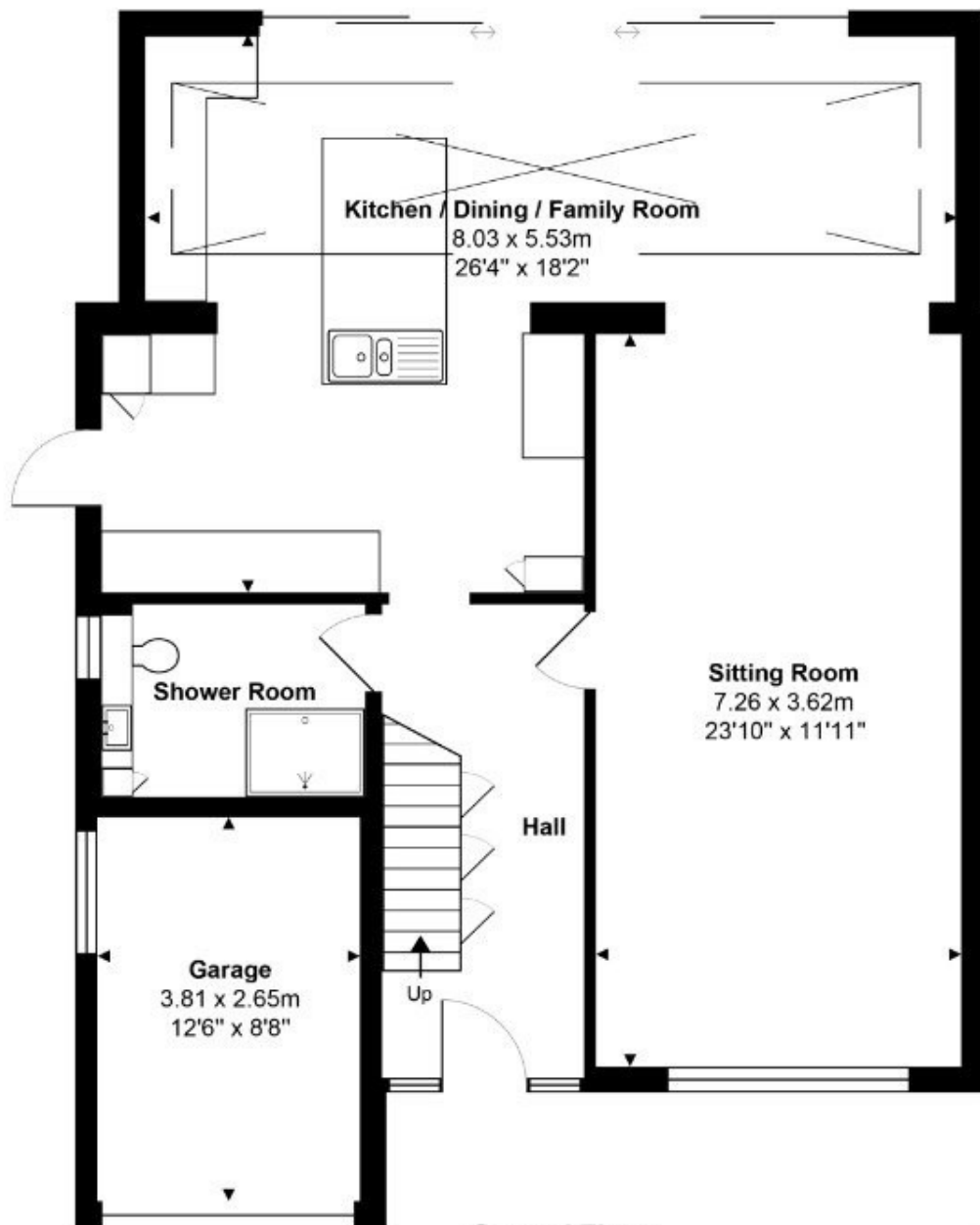
Freehold

Council Tax Band – F

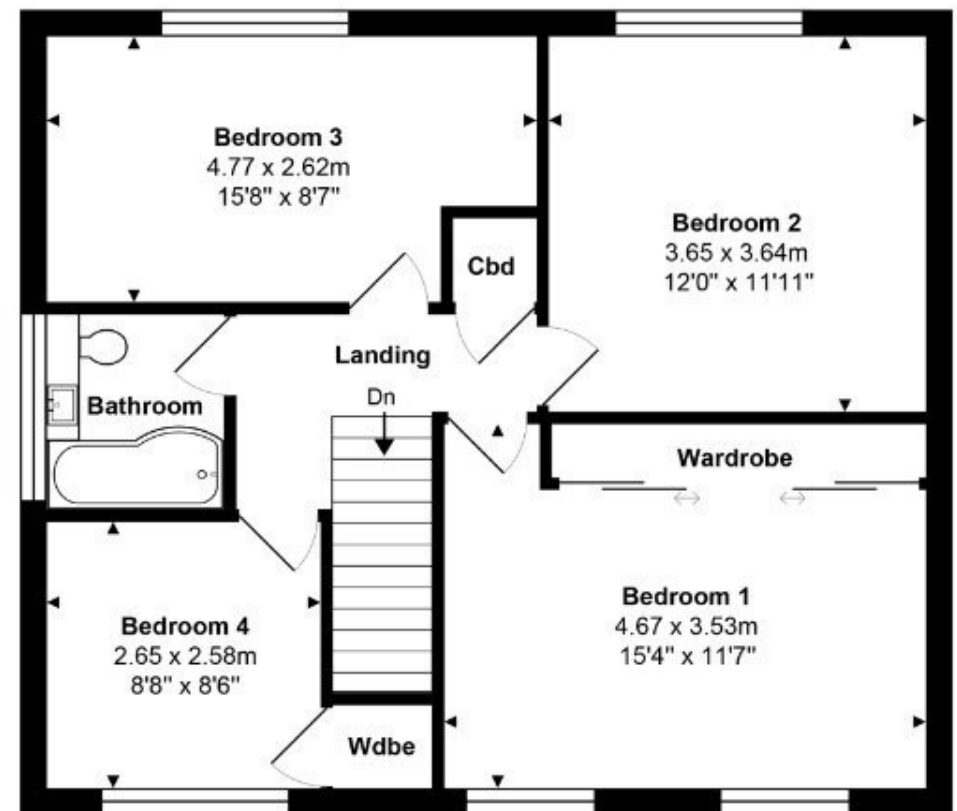
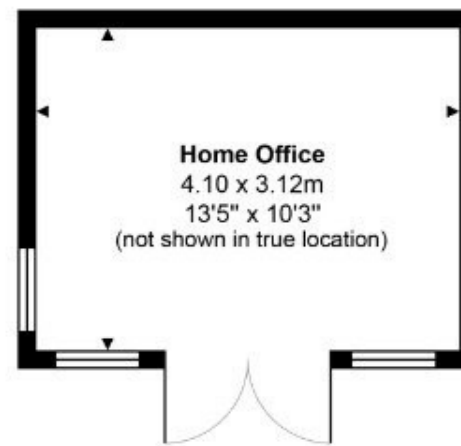
Current EPC Rating – C / 71







Ground Floor
Approx. Gross Internal Area 79.7 m² ... 858 ft²



1st Floor
Approx. Gross Internal Area 62.2 m² ... 670 ft²

Total Approx. Gross Internal Area 141.9 m² ... 1528 ft² (excluding garage, home office)

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

