



32 The Greenwood, Guildford, Surrey, GU1 2ND









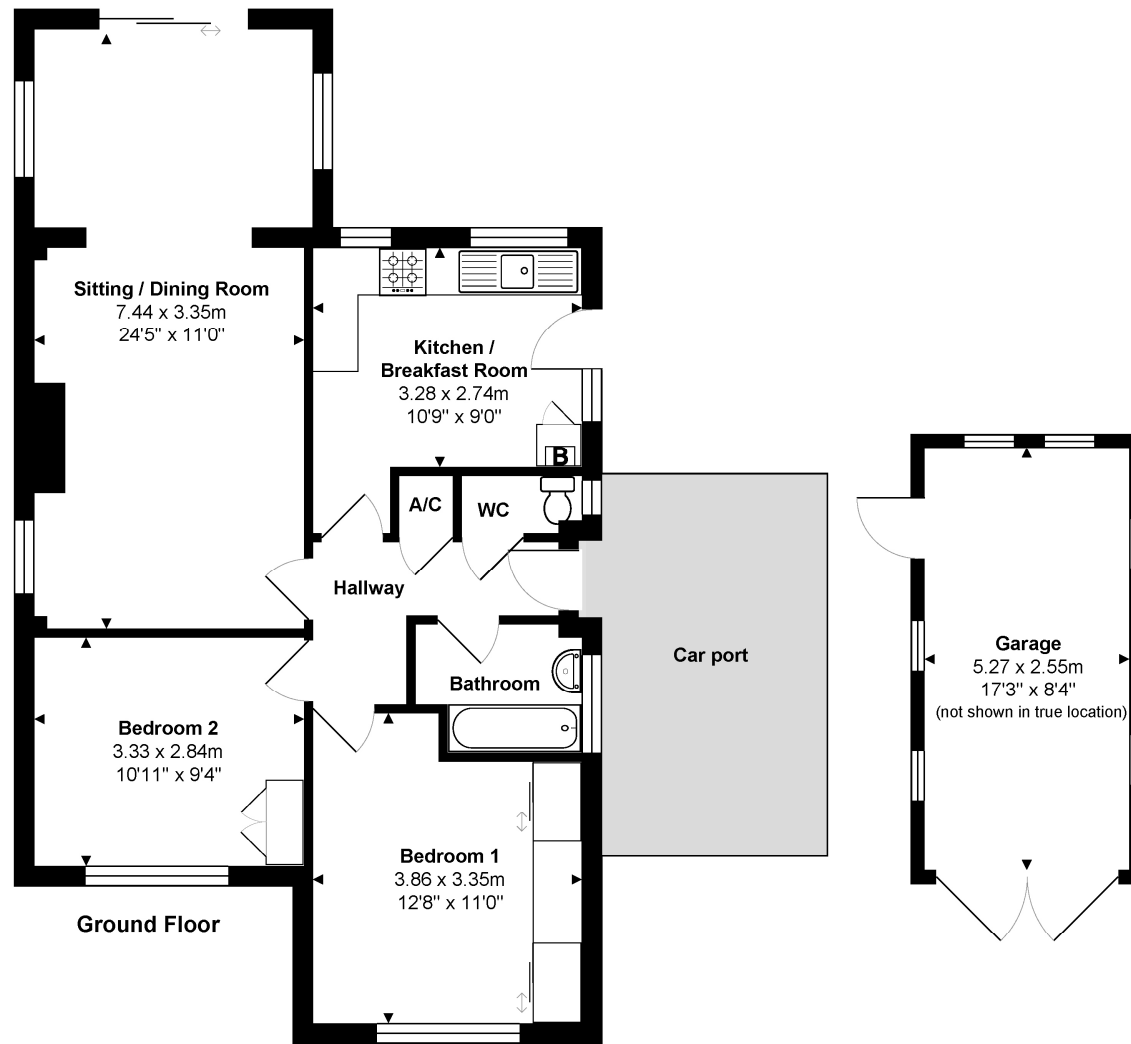
2 bedrooms  
Sitting/dining room  
Kitchen/breakfast room  
Bathroom  
Carport & garage  
Mature rear garden  
Potential to extend, subject to planning  
Freehold  
Council tax band E  
EPC D

A two bedroom detached bungalow with a wonderful south facing garden. 32 The Greenwood is situated towards the end of this popular quiet cul-de-sac and is perfect for downsizing to or could be extended (Subject to planning permission) to a lovely family home. The property offers a good sized kitchen/breakfast room, separate sitting/dining room and a bathroom. No.32 features a south facing garden, which is mainly laid to lawn with a patio area and mature shrub borders. To the front there is a garden and driveway parking for several cars with detached garage.



Boxgrove parade is within easy reach and provides a splendid range of local shops including a superb butchers, coffee shop and a greengrocers. Schooling is excellent with several within walking distance including Boxgrove Primary, St Thomas of Canterbury, St Peters and George Abbot.

Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. There are 2 stations in Guildford and from the main station there is a regular and fast service to London Waterloo, taking approximately 37 minutes. The A3 is only about 5 minutes drive away which links to the M25.



Total Approx. Gross Internal Area 68.6 m<sup>2</sup> ... 738 ft<sup>2</sup> (excluding car port, garage)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto:lettings@chantriesandpewleys.com)

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.

