



21 Brookside, Jacobs Well, Guildford, Surrey, GU4 7NS





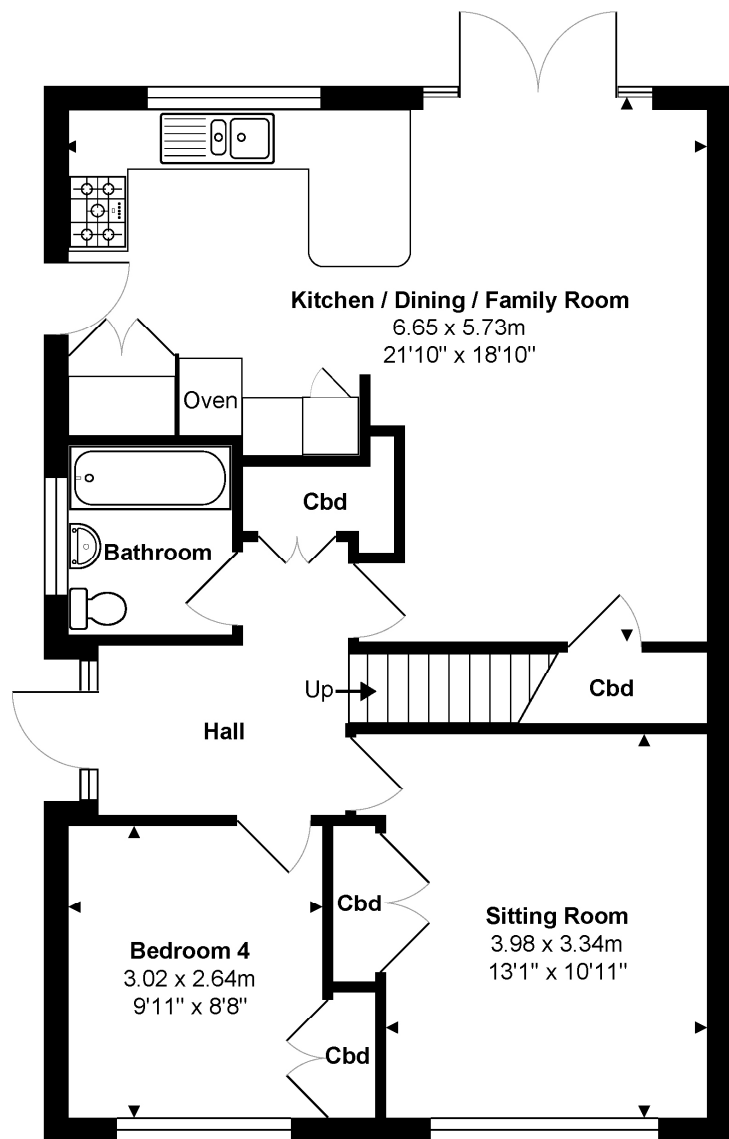
4 bedrooms
 Shower room & bathroom
 Sitting room
 Kitchen/dining/family room
 Study
 Driveway & garage
 Rear garden
 No onward chain
 Freehold
 Council tax band D
 EPC C

Beautifully presented and deceptively spacious 4-bedroom family home, set in sunny south-facing gardens.

Conveniently situated in a quiet cul-de-sac, in ever-popular Jacobs Well, 21 Brookside is a well presented four-bedroom family home. The house has been extended and upgraded by the current owners to provide space ideal for a family, and features include a superb 21ft by 18ft L-shaped kitchen/dining/family room with French doors out on to the garden, as well a further reception room on the ground floor and a bedroom. Outside, there is ample driveway parking and the rear garden enjoys a sunny southerly aspect and a high level of privacy.

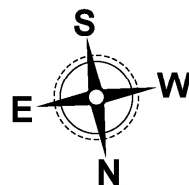
The property is located in Jacobs Well, with lovely countryside walks close at hand, on either Whitmoor or Stringers Commons and within easy reach of both Guildford and Woking town centres. Both towns have a fast service into London Waterloo. Two supermarkets are close by including a Sainsburys Superstore and an Aldi plus a parade of shops at Burpham offering a bakery, post office and a restaurant. 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.



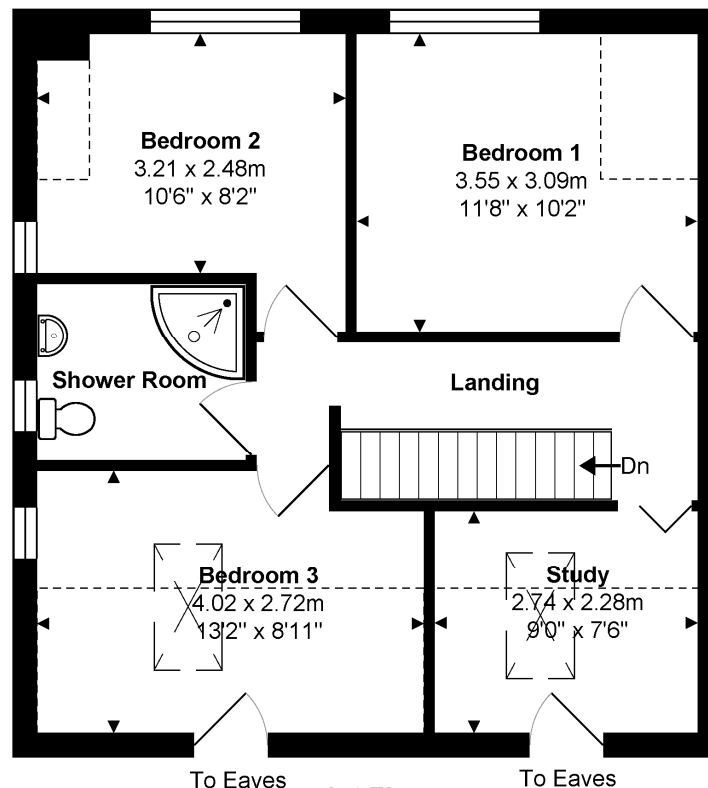


Ground Floor

Approx. Gross Internal Area 69.6 m² ... 749 ft²

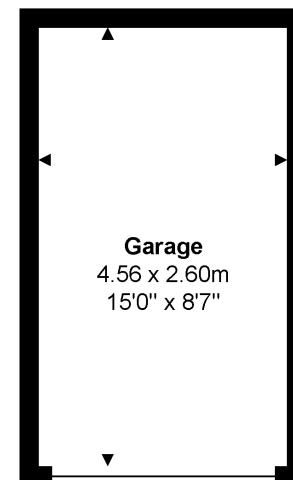


- Denotes reduced head height



1st Floor

Approx. Gross Internal Area 50.1 m² ... 539 ft²



(not shown in true location)

Total Approx. Gross Internal Area 119.5 m² ... 1286 ft² (excluding garage)

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

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
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.

