



Meadowside, Jacobs Well Road, Guildford, Surrey, GU4 7PD





4 bedrooms
Sitting room
Dining room
Kitchen/breakfast/family room
Utility room
Conservatory
Bathroom & wet room
Lovely mature rear garden
Garage
Freehold
Council tax band G. EPC D.

Four-bedroom Edwardian family home set in gardens of around 0.34 of an acre.

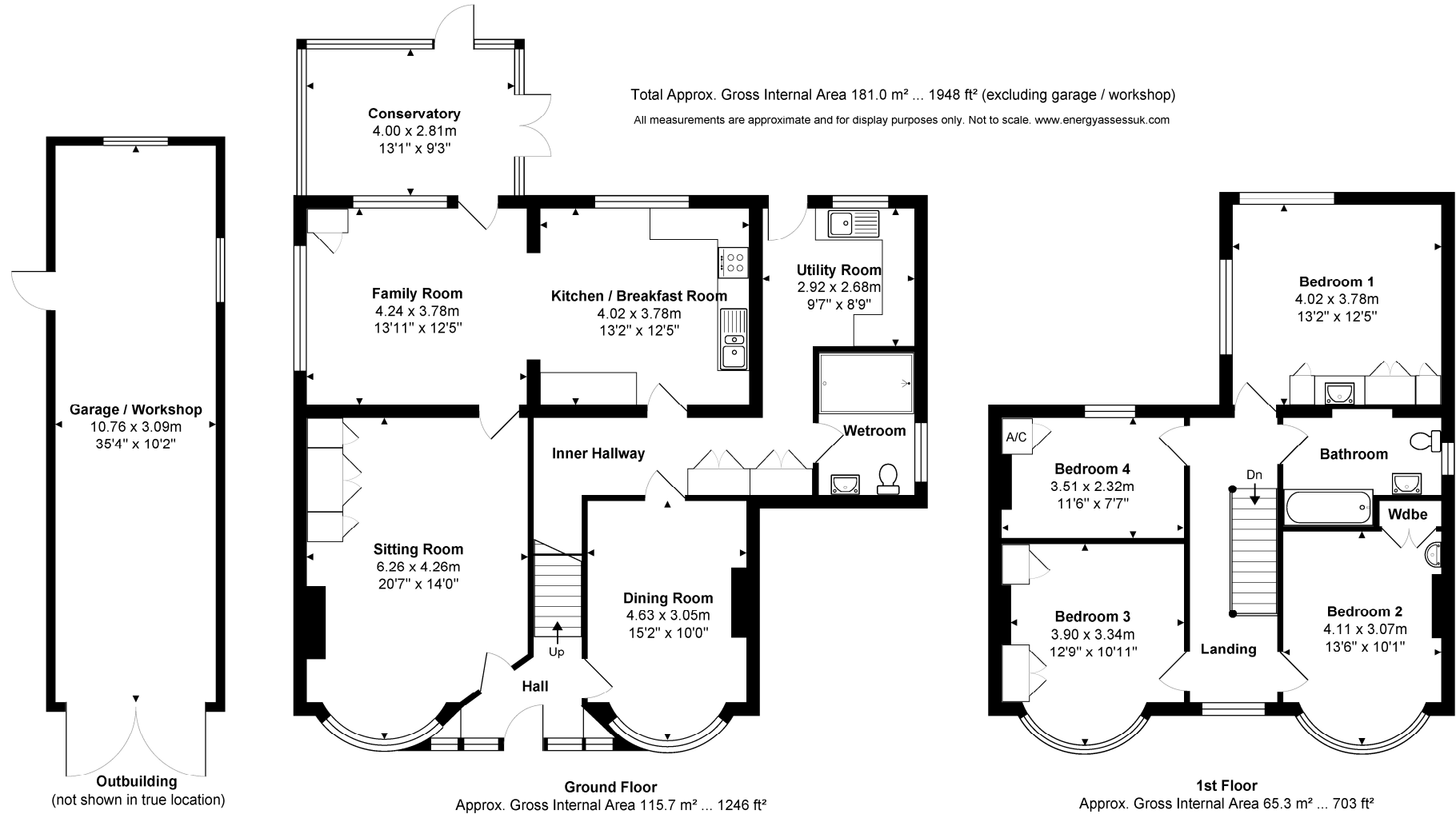
Meadowside is an attractive, double-front Edwardian villa, set in mature and private gardens which extend to around 0.34 of an acre. The house offers generous ground-floor accommodation including three reception rooms plus conservatory and a kitchen/breakfast room to the rear, overlooking the lovely gardens. Upstairs there are four bedrooms and a family bathroom. Subject to the relevant consents the house does offer scope to enlarge the accommodation to the rear.

Outside, the gardens are mainly laid to lawn with well stocked flower borders, assorted shrubs and small trees and provide space ideal for a young family. There is also a useful 35ft timber garage/workshop which, subject to relevant consents could be converted to a home office/gym/teenager space.

The property is located in Jacobs Well, 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.





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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.

