



39 Boxgrove Avenue, Guildford, Surrey, GU1 1XQ





5 bedrooms
 Family bathroom & en-suite shower room
 Living room with log burner
 Study
 Kitchen/dining/family room
 Utility room
 Cloakroom
 Garage & driveway
 Good-sized mature rear garden
 Freehold. Council tax band F. EPC B.

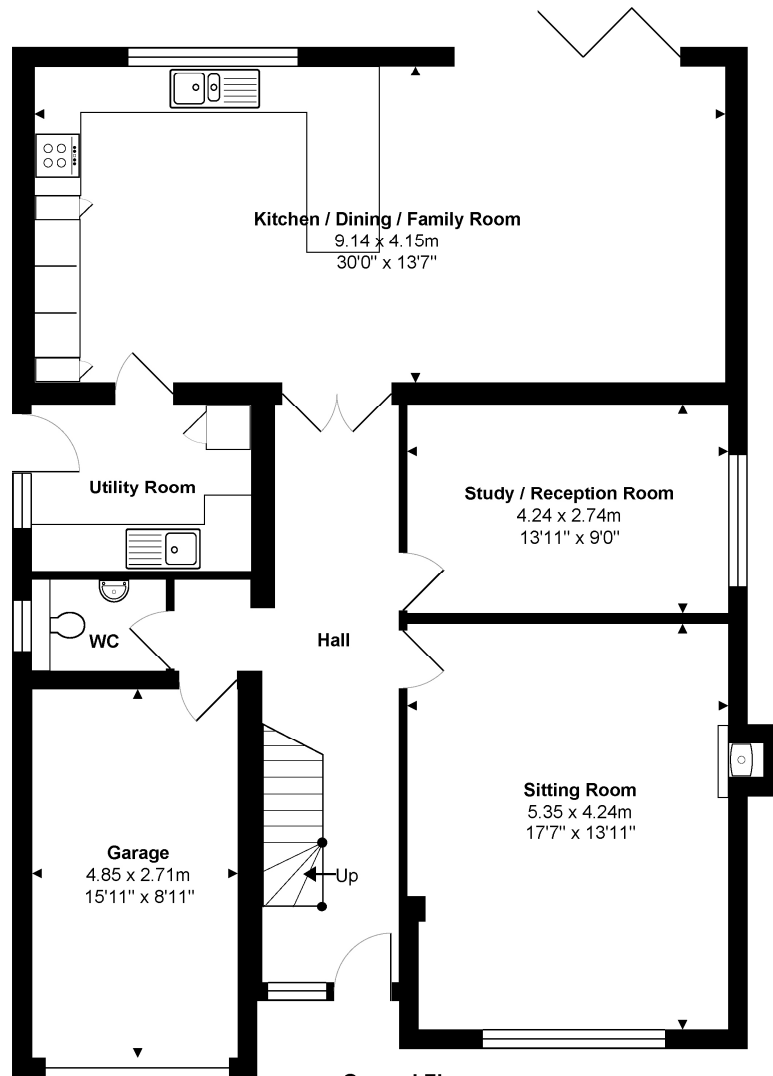
Generously proportioned five-bedroom family home, with fantastic garden, close to excellent schools.

Set in mature, southerly facing gardens, 39 Boxgrove Avenue is a spacious five-bedroom detached family home, with generously proportioned accommodation arranged over two floors. Extended and renovated by the current owners, the house now offers two good-sized reception rooms and the 30ft kitchen/breakfast room with bi-fold doors out on to the rear garden. Upstairs there are five bedrooms, one of which is en-suite, and a large family bathroom. Other features of note include a re-tiled roof, solar panels, underfloor heating and an electric car charging point.

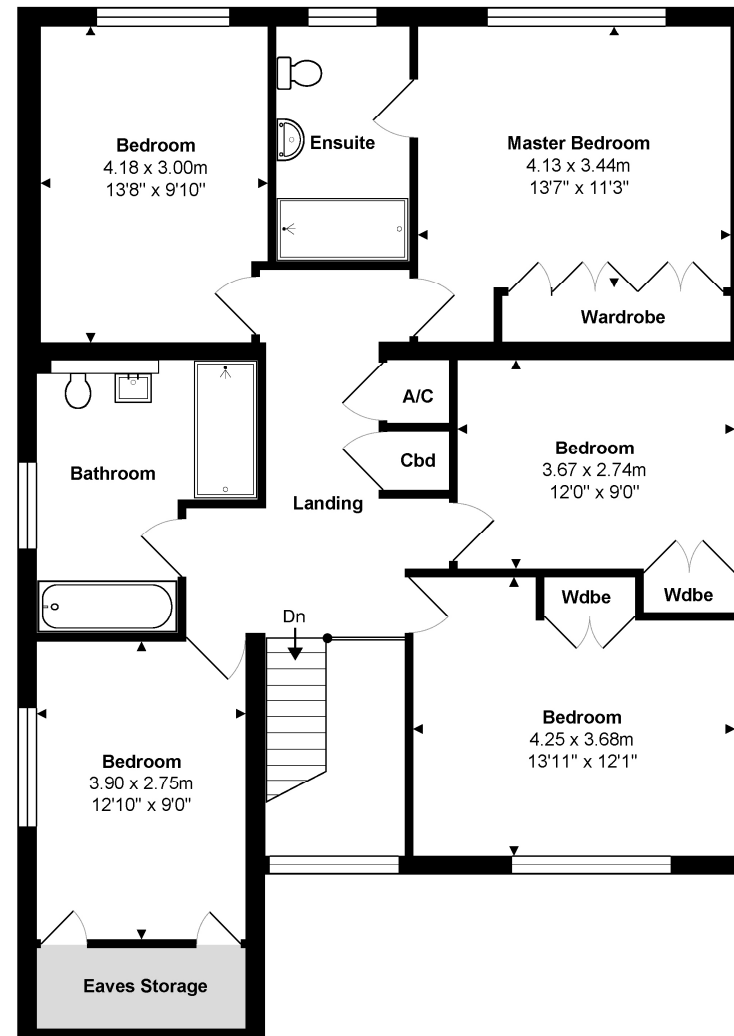
Boxgrove parade is within easy reach and provides a splendid range of local shops including a superb butchers, coffee shop and a greengrocers. Schooling is excellent with several within walking distance including Boxgrove Primary, St Thomas of Canterbury, St Peters and George Abbot.

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.





Ground Floor
Approx. Gross Internal Area 116.1 m² ... 1250 ft²



1st Floor
Approx. Gross Internal Area 103.8 m² ... 1117 ft²

Total Approx. Gross Internal Area 219.9 m² ... 2367 ft² (excluding eaves storage)

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.

