



13 Lime Grove, Guildford GU1 1PG



**COLLINS**  
Independent Estate Agent





## 13 Lime Grove Guildford GU1 1PG

£485,000

Freehold

This immaculately presented semi detached house comes with a full check list of essentials to include a south backing beautiful garden, brick paved driveway parking and a large well equipped kitchen breakfast room with a separate utility room and cloakroom. In addition there is also a good sized sitting room, and three generous bedrooms and a well fitted modern bathroom. There is scope to enlarge further subject to the usual consents to the rear, side and loft space. The whole property is double glazed with ten windows and doors replaced by Anglian in 2017 with the sitting room enjoying privacy fitted blinds. Heating is provided by gas central heating to radiators powered by a Vaillant Ecotec boiler. Notable features of the property include an open outlook from the front, not fronting onto other homes and the totally redesigned and well maintained garden that's a good size and backing due south. To summarise this is a very well maintained home in a popular area in GU1 that represents excellent value to Guildford.



- 3 Bedrooms
- Kitchen/diner
- Utility and cloakroom
- Sitting room with fireplace and bay window
- South backing large garden
- Driveway parking
- EPC - C
- Council tax band - D





This immaculate freehold semi detached house is situated in a popular street of similar styled homes about 2 miles from Guildfords cobbled High Street. The mainline station is a 1.9 mile walk or a quicker 13 minute cycle journey according to Google. Notable schools that are close by are the Northmead Junior school and Stoughton Infants school. The Nuffield Health Gym and fitness centre is also about a 15 minute walk.



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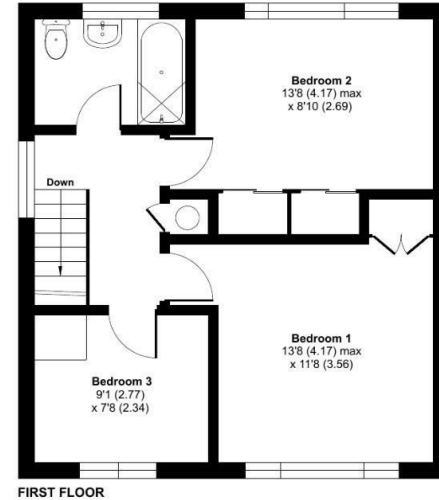
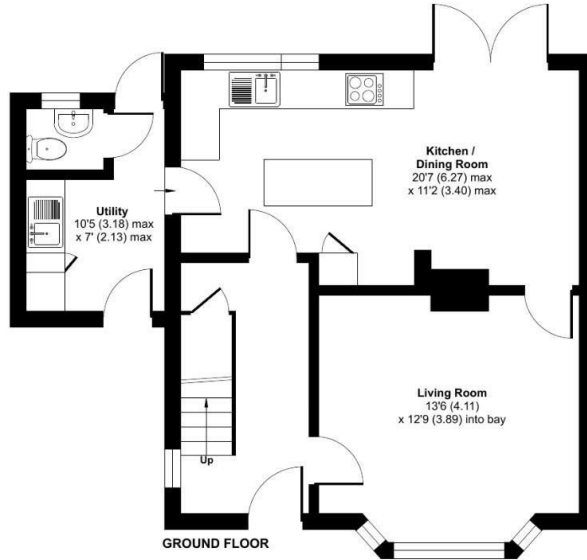
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# Lime Grove, Guildford, GU1

Approximate Area = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1152611



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