



78 Raymond Crescent, Guildford GU2 7SZ



COLLINS
Independent Estate Agent





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Asking price £595,000
Freehold

A three double bedded family house that has been the subject of considerable refurbishment during my clients ownership. The principle items of improvements/alterations include a loft conversion and a rear single storey extension that has created a beautiful modern open plan kitchen/dining/family area. A separate sitting room with herringbone woodblock floor effect floor flows throughout the ground floor is a stunning feature. There are two stylish refitted bath/shower rooms on the first and second floor and fitted wardrobes and eaves storage. The whole house enjoys a mixture of double and triple glazed windows and doors with Velux windows to the new family/dining room. A strong theme of design is evident throughout the home but is best displayed in the kitchen in the middle of the home connecting to both reception areas. Outside the garden is landscaped with side access, enclosed panelled fenced borders and a summer house/office to the rear. A raised stepped deck, astro turfed lawn with enclosed shrub borders complete the look of this low maintenance and good sized garden that faces east, south east.



- Immaculate semi detached home
- Good for Guildford schooling
- Extended to rear and converted loft space
- Driveway parking and large landscaped garden, attached timber storage shed & garden office
- Electric car charging point
- No chain
- EPC - C
- Council tax band - D





This refurbished, extended and stylishly presented home is ideal for Guildford schooling, being within close proximity of 3 excellent schools for a child's whole school journey (subject to annual intakes/catchments) Onslow Infants, Queen Eleanors Juniors and Guildford County Secondary school (0.8 miles) are all close by. Raymond Crescent is also ideal for commuting being just 1 mile to the station and is close to the Royal Surrey Hospital, University and Research Park. The A3 is also accessed close by at the Cathedral Junction. The Crescent is comprised of mainly semi detached homes built in the 1930s, many with driveways and various extensions over the years.



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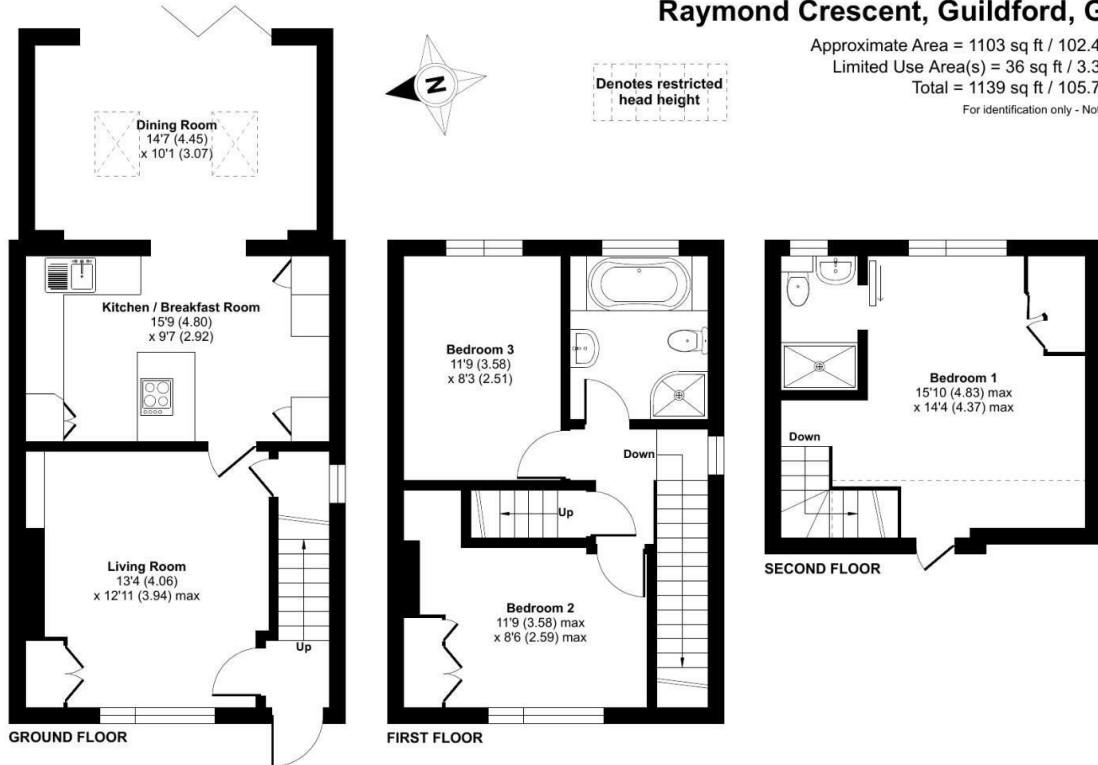
Raymond Crescent, Guildford, GU2

Approximate Area = 1103 sq ft / 102.4 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 1139 sq ft / 105.7 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). © nchecon 2024. Produced for Mark Collins (Guildford) Limited. REF: 1193346



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