



24 Hallowes Close, Guildford GU2 9LN



COLLINS
Independent Estate Agent





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Asking price £420,000
Freehold

A very well presented modern home in a traffic free location within the popular Queen Elizabeth Park development in Guildford. The property dates from 2004 and comprises of a smart low maintenance terraced home featuring two double bedrooms, a large living room with french doors to a south facing landscaped garden. The whole property is double glazed and heated by gas central heating to radiators with a pressurised hot water system. The kitchen is well equipped with wooden fronted units contrasting surfaces and built in cooking appliances and space for all the usual white goods. The living/dining space is a good size featuring an oak engineered floor that flows to the entrance hall. Other noteworthy points include a downstairs cloakroom and a large timber shed/workshop in the garden. Outside the fully terraced garden is fully enclosed by panelled fencing with a gate giving rear access. Parking is allocated for one vehicle but there is also additional parking in the street.



- Convenient out of town location with good amenities
- Two double bedrooms
- South backing garden
- Allocated parking space
- Very well presented
- EPC - C
- Council tax band - D





Queen Elizabeth Park was formerly a Ministry of Defence barracks. Construction began by Linden and Laing Homes in 2002/3 of 525 new homes on the site. The mature landscape and established woodland have been retained and enhanced as a key feature of the neighbourhood. More than 1000 trees have been preserved. Guildford town and station are about 2.7 miles away by car or 2.1 miles by bicycle. Local shops on the development are just a short stroll. Excellent schools especially for younger children are close by for all ages.



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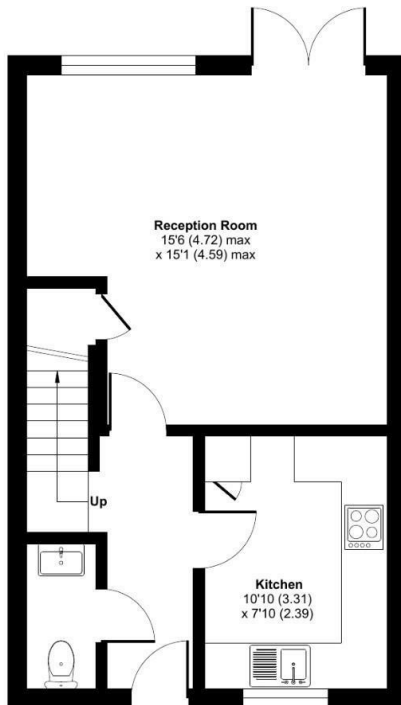
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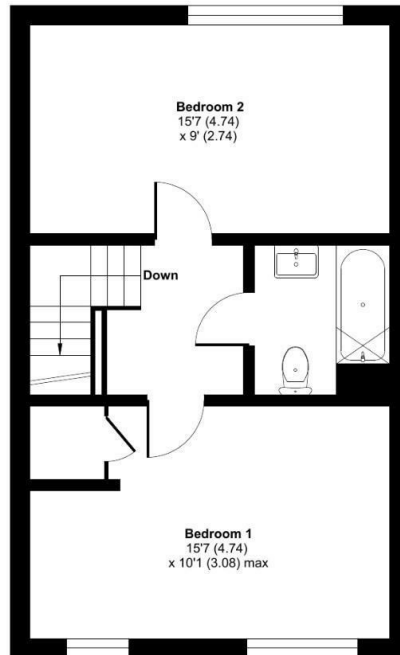
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Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1285355



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