



# Willow Point Hitherbury Close

, Guildford, GU2 4DS

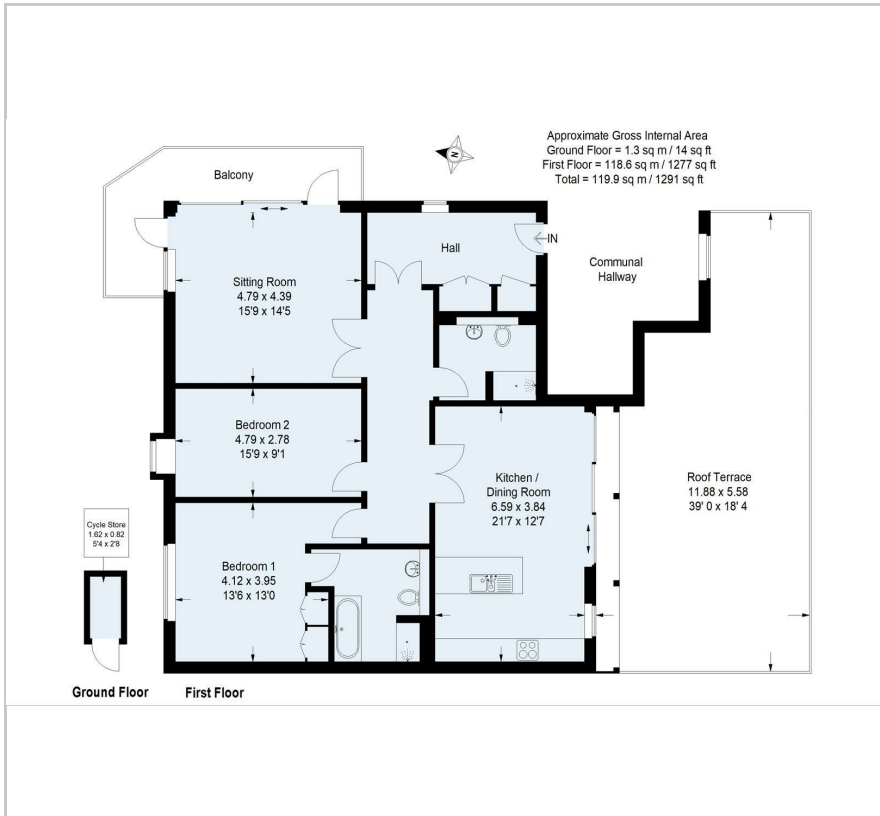
Price Guide £1,049,950



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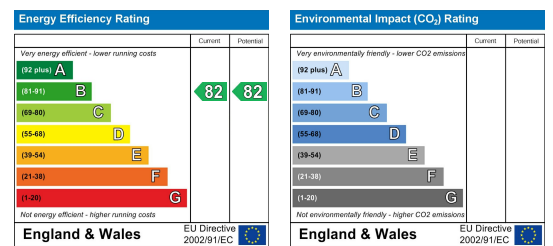
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hill Clements Office on 01483 300300 if you wish to arrange a viewing appointment for this property or require further information.

- 1291 sq ft
- 2 bedrooms
- Communal hall with lift
- Sitting room with wrap around balcony
- Underground gated parking space with electric car charging point
- First Floor apartment
- 2 bath/shower rooms ( 1 en suite)
- large hall
- Kitchen/dining room with access to large south facing terrace
- One further outside parking space

A stunning contemporary first floor apartment, with wrap around easterly balcony with views over the water meadows to Warwicks Bench, and an amazing large south facing sun terrace, in a very convenient location only a short walk from the High Street and main line station.

Willow Point is situated at the bottom of Hitherbury Close and has glorious easterly views over the water meadows and is adjacent to a footpath leading down to the River Wey towpath. Flower Walk, opposite, provides a quiet walk to the theatre and the High Street in ten minutes. The main line station is similarly accessible on foot and provides a fast commuter service to Waterloo in 38 minutes and less. All the excellent shops, restaurants and bars of the town are also easily accessed on foot, making this location an ideal lifestyle choice.

2 Willow Point is a very well-proportioned first floor apartment, extending to nearly 1300 sq ft, which has a light and sunny aspect and lovely views over the water meadows to the backdrop of Warwicks Bench. The well-proportioned sitting room has an east facing wrap around balcony overlooking the water meadows and the 21' kitchen/breakfast/dining room has access to the huge south facing sun terrace, ideal for entertaining. There are two bedrooms, one of which has an en suite bathroom, and under floor heating throughout, and security cameras outside. A gated underground car park provides one parking space for flat 2, with an electric car charging point, and there is also one outside allocated parking space

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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