



**HILL CLEMENTS**  
SALES AND LETTINGS



PRICE GUIDE

**£1,050,000**

**1, Linersh Drive**  
Guildford, GU5 0EJ

In a convenient residential cul de sac, close to Bramley village and St Catherine's School – a detached chalet bungalow with interesting beautifully decorated accommodation and a self-contained garden annexe.

**PROPERTY SUMMARY**

1 Linersh Drive is a beautifully presented detached chalet bungalow which has been extended and improved over the years to now provide flexible and light accommodation over two floors. There is a main bedroom with en suite shower room on the first floor and two further bedrooms on the ground floor with a large bathroom and utility room with WC. There is also a sitting room, kitchen/dining room and a study with a small garage. Outside there is a self-contained studio annexe with a shower room and kitchenette, overlooking the lovely 0.4 acre gardens.



3



2



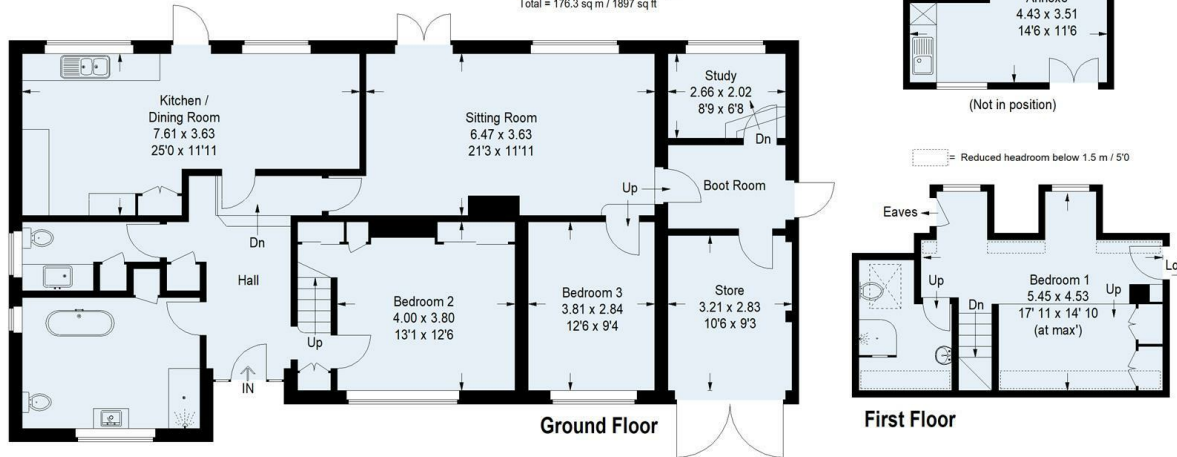
2





## Linersh Drive, Bramley

Approximate Gross Internal Area  
 Ground Floor = 135.3 sq m / 1456 sq ft  
 First Floor = 25.2 sq m / 271 sq ft  
 Studio / Annexe = 15.8 sq m / 170 sq ft  
 Total = 176.3 sq m / 1897 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



## DIRECTIONS

From Guildford take the A281 Horsham Road out of town and continue through Shalford and on to Bramley. On entering the village, turn left at the mini roundabout into Station Road and continue past St Catherine's School and take the second turning on the right into Barton Road. This leads into Linersh Wood and Linersh Drive will then be seen immediately on the right. Linersh Drive is then the first property on the right.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>67</b>	Potential: <b>79</b>
England & Wales	EU Directive 2002/91/EC

**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Waverley

**COUNCIL TAX BAND**  
F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
 6 Quarry Street  
 Guildford  
 Surrey  
 GU1 3UR

**OFFICE DETAILS**  
 01483 300300  
 info@hillclements.com  
 https://hillclements.com/