



HILL CLEMENTS  
SALES AND LETTINGS

PRICE GUIDE

£465,000

106, Worplesdon Road

Guildford, GU2 9RT



This delightful semi-detached home, located less than 1.5 miles from Guildford's mainline station and under 2 miles from the High Street, is a superb property, very smartly presented inside, with a delightful rear garden and parking for two vehicles.

PROPERTY SUMMARY

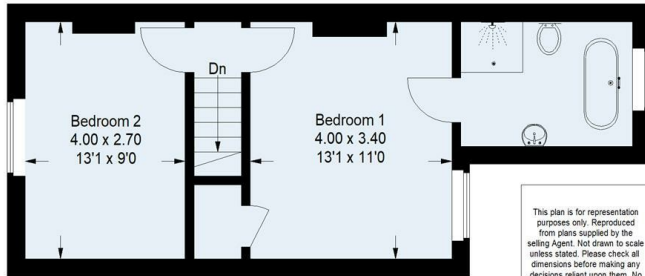
The ground floor has two reception areas, a front facing sitting room, with a larger dining room/kitchen to the rear of the property, which has been altered to provide a great open-plan space, with direct access to the patio and rear garden. From the kitchen is a useful pantry/storage area leading to a recently fitted out shower room. Upstairs there are two double bedrooms, with the larger room at the rear of the property benefitting from a lovely en-suite bathroom, finished to a very high standard.

Outside to the rear there is a delightful sunny rear garden, with generous patio and an area of lawn, with a further terrace at the rear of the property and a really useful cabin which would be ideal as a home office or gym area. To the front there is parking area for two vehicles. Overall, this is a fantastic property which would make an ideal first time purchase.







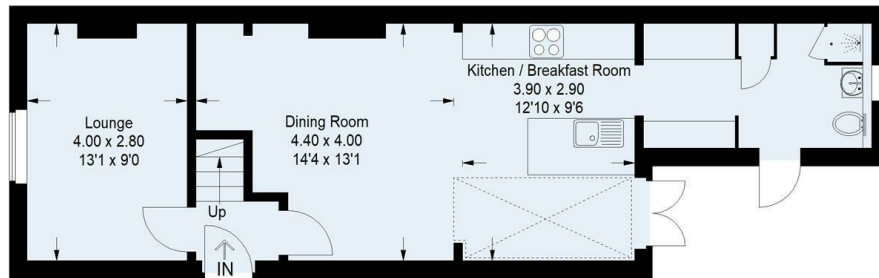


First Floor

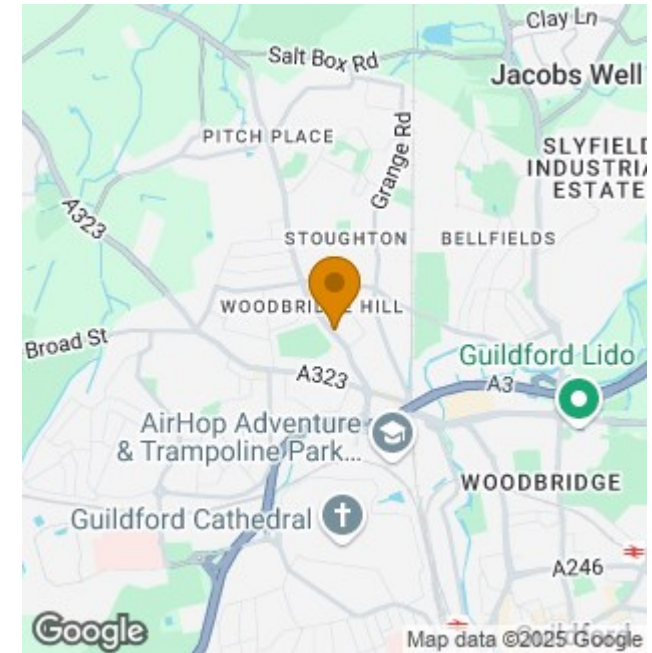
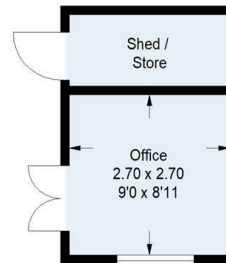
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

## Worplesdon Road, Guildford

Approximate Gross Internal Area  
Ground Floor = 46 sq m / 495 sq ft  
First Floor = 35.2 sq m / 379 sq ft  
Office / Shed / Store = 10.9 sq m / 117 sq ft  
Total = 92.1 sq m / 991 sq ft



Ground Floor



## DIRECTIONS

From the centre of Guildford head in the direction of Woking, passing underneath the A3 by the Cathedral Hill Industrial estate passing through the traffic lights and on to Worplesdon Road. Number 106 can be found a little way up on the right hand side after Baden Road but before New Cross Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
GBC

**COUNCIL TAX BAND**  
D

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



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