



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,100,000

28, Linersh Wood Close

Bramley, GU5 0EG

BRAMLYN HOUSE

End House

Situated at the very end of popular Linersh Wood Close, with a lovely 0.53 acre garden leading down to the river - a detached family house with practical accommodation, requiring updating, and with a double garage

PROPERTY SUMMARY

Bramlyn House 28 Linersh Wood Close, is situated at the very end of popular Linersh Wood Close and therefore benefits from a long garden leading down to the river. The accommodation is light and practical and now requires certain modernisation work. There are four bedrooms and a bathroom with separate WC and separate shower on the first floor and three reception rooms and a cloakroom and kitchen/breakfast room on the ground floor. Outside there is a double garage with parking in front and a lovely garden with rear terrace adjoining the house looking down over the sloping rear garden with its abundance of wildlife and birdsong. Bramley High Street and shops are easily accessible, as is the ever popular St Catherine's School and Guildford is four miles with its excellent shops, schools and main line station.

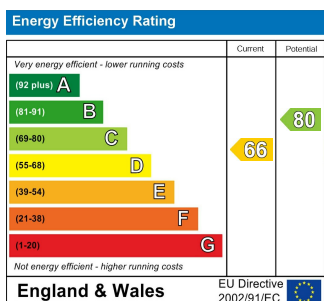






DIRECTIONS

From Guildford take the A281 Horsham Road out of Guildford and carry on through Shalford and on to Bramley. At the mini roundabout turn left into Station Road and then second right into Barton Road. Carry on into Linersh Wood and then Linersh Wood Close, where Bramlyn House, number 28, will be found at the very end on the left, sharing a drive with 28A.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

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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