

EDEN HOMES



15 Sweetwater Close, Guildford, GU5 0UR £3,000 Per month

We are delighted to present this charming four double bedroom semi detached house to the market with historic planning permission for a substantial extension located in the picturesque village of Shamley green. This delightful home offers a peaceful and idyllic setting, surrounded by natural beauty and a sense of tranquility. With its well-maintained interiors, oak floors, attractive feature fireplace, and convenient location, this property presents an excellent opportunity for those seeking a comfortable and enjoyable lifestyle. The home is situated on a large corner plot has parking for two or three cars and potential to extend to the front and side STPP and has permission granted previously on the house so would just need to be reapplied if desired. There are four large double bedrooms all can take a kingsize bed and wardrobe, family bathroom, separate W.C, fully fitted kitchen with side access to garden and a 22ft living room with feature log burner newly installed and double french doors leading to the patio and lawned garden. This home is double glazed throughout and benefits and large loft newly insulated. The home boasts of light and is perfect for a family located in a quiet cul-de-sac or a someone looking to downsize. The house is within the catchment for Wonerish and Shamley Green School and local school buses to the local secondary schools. The local shops, Pubs and Postoffice are moments away located opposite the picturesque Shamley green cricket green. A connected person to EDEN homes has a vested interest in this property. COUNCIL TAX BAND

















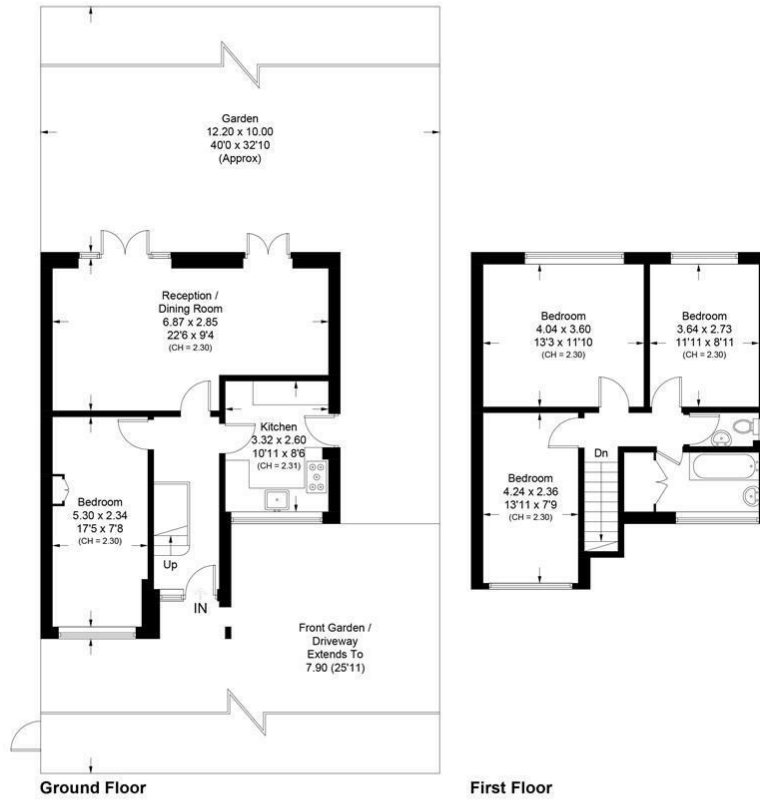




Floor Plan

Sweetwater Close, Shamley Green, GU5

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1066278)

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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