



7 Goddard Close, Guildford, Surrey

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GUILDFORD SURREY GU2 9AG

Freehold

This impressive, detached property is beautifully presented throughout, offering spacious and well-proportioned accommodation in excess of 2,500sqft; perfect for modern family living. The current owners have carried out a comprehensive schedule of works to greatly improve this already super family house.

Accommodation comprises an open reception hall leading to the reception rooms including a study/family room, dining room (both with bay windows), separate living room with impressive bespoke cabinetry and media wall and doors opening to the rear garden. Spanning the rear of the house is a large kitchen/breakfast room fitted with a contemporary range of white gloss units with peninsula island incorporating a breakfast bar, along with a comprehensive range of integrated appliances. In addition, there is a utility room fitted with a range of units.

Upstairs, the impressive principal bedroom suite features a walk-in dressing room with fitted wardrobes all served by a contemporary ensuite bathroom with both a large walk-in shower and twin basins with vanity units. There is a further bedroom suite with ensuite. There are three further double bedrooms, all served by a contemporary family bathroom.

To the front of the property, there is a driveway allowing off-street parking for numerous vehicles and gives access to the attached double garage with electric up and over door. The front garden is laid to lawn with a paved pathway to the front door. The south facing rear garden is a particular highlight, having been skilfully landscaped with both established borders and patioed areas, perfect for alfresco dining.

- **Modern detached family home**
- **Five double bedrooms**
- **Three reception rooms**
- **Double garage**
- **Nearby to local shops**
- **Well balanced accommodation**
- **Three bathrooms**
- **Excellent condition throughout**
- **Queen Elizabeth Park development**
- **EPC: C**

CG GUILDFORD

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Local Authority: Guildford Borough Council Tax Band G

Services: All mains services connected









SITUATION

Queen Elizabeth Park is situated on the outskirts of Guildford and convenient for nearby amenities including Nuffield Health Gym & Fitness, Tesco Express, Sainsbury's Local and Little Waitrose, chemist/pharmacy, The Guildford Vet, Beijing Restaurant, Seafare fish & chips and other local shops. Nearby schools include Stoughton Infant & Nursery School and St Joseph's Catholic Primary School. Guildford town centre is close by with its comprehensive range of shopping, social, recreational & educational facilities. Worplesdon station provides a service to London Waterloo in approx. 34 minutes and Guildford mainline railway station is also within easy access. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports.





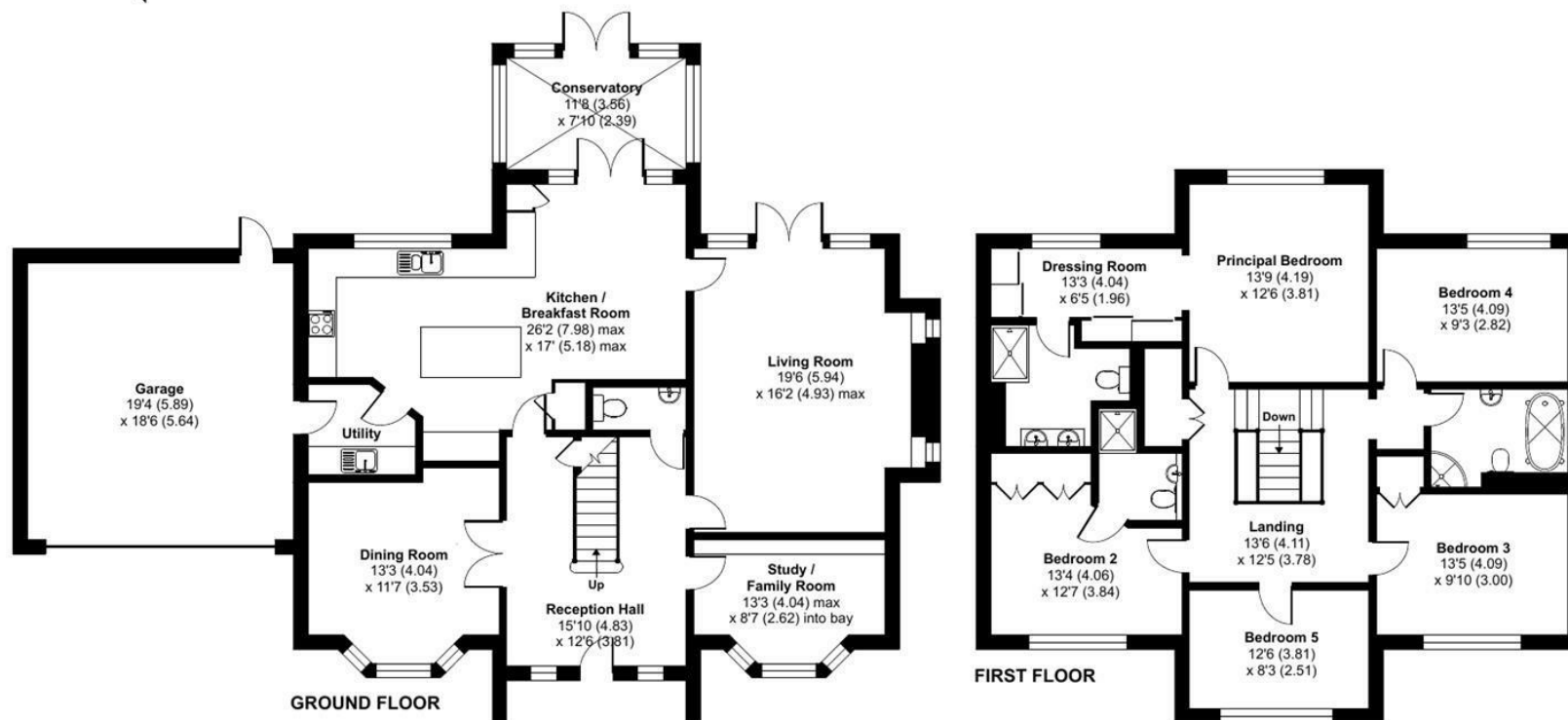
Goddard Close, GU2

Approximate Area = 2539 sq ft / 235.9 sq m

Garage = 357 sq ft / 33.1 sq m

Total = 2896 sq ft / 269 sq m

For identification only - Not to scale



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		
	77	81
EU Directive 2002/91/EC		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 1005326

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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