



The Corner House, 120 Aldershot Road, Guildford

The Corner House

120 ALDERSHOT ROAD GUILDFORD GU2 8BD

Freehold

This immaculately presented property has been beautifully refurbished and extended to provide a superb, detached family home situated in the popular Rydes Hill area of Guildford.

From the hallway, with engineered oak flooring, there is a charming sitting room with feature log burner with built-in cabinetry to either side with a bay window overlooking the front garden. To the rear of the hallway, a door opens into the impressive open plan kitchen/dining/family room comprising separate dining and sitting areas and a comprehensively fitted kitchen area with an extensive range of handmade fitted units with built-in Smeg dishwasher and space for American-style fridge/freezer and large range-style cooker, the kitchen has Quartz worktops throughout. Further features include under floor heated engineered oak flooring, large 10' timber framed atrium-style roof lantern and bi-folding doors with aspects across the garden. In addition, there is a large utility room with a 'stable door' to the rear and range of units with space for a washing machine and tumble drier. To the opposite side is the study with an aspect to the rear garden and a vaulted ceiling with skylight; also giving internal access to the garage.

On the first floor are two double bedrooms both with fitted wardrobes and a good size single bedroom. The modern family bathroom features a contemporary white suite comprising bath and mounted washbasin; there is a separate WC.

The property offers scope for further extension by way of loft conversion to provide a further bedroom and ensuite (Subject to planning permission).

- Beautifully presented family home
- Separate sitting room with log burner
- Light, bright study with vaulted ceiling
- Further good sized single room
- Landscaped gardens with patio and sun terrace
- Large open plan kitchen/living/dining area
- Well-appointed utility room
- Two double bedrooms with built in wardrobes
- Family bathroom and additional shower room
- Integral garage and driveway parking

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Local Authority: Guildford Borough Council - Tax Band E

Services: All mains services connected











GROUNDS AND GARDENS

Outside to the front, double timber gates lead onto the gravelled drive providing parking for 4-5 cars and leading to the garage with gated side access and mature hedging to the front providing an excellent degree of privacy. The landscaped rear garden comprises a paved terrace with step down to level lawn with mature hedging to sides and rear providing a good degree of seclusion. There is a further seating area and a useful storage area to the side with gated access to the front.





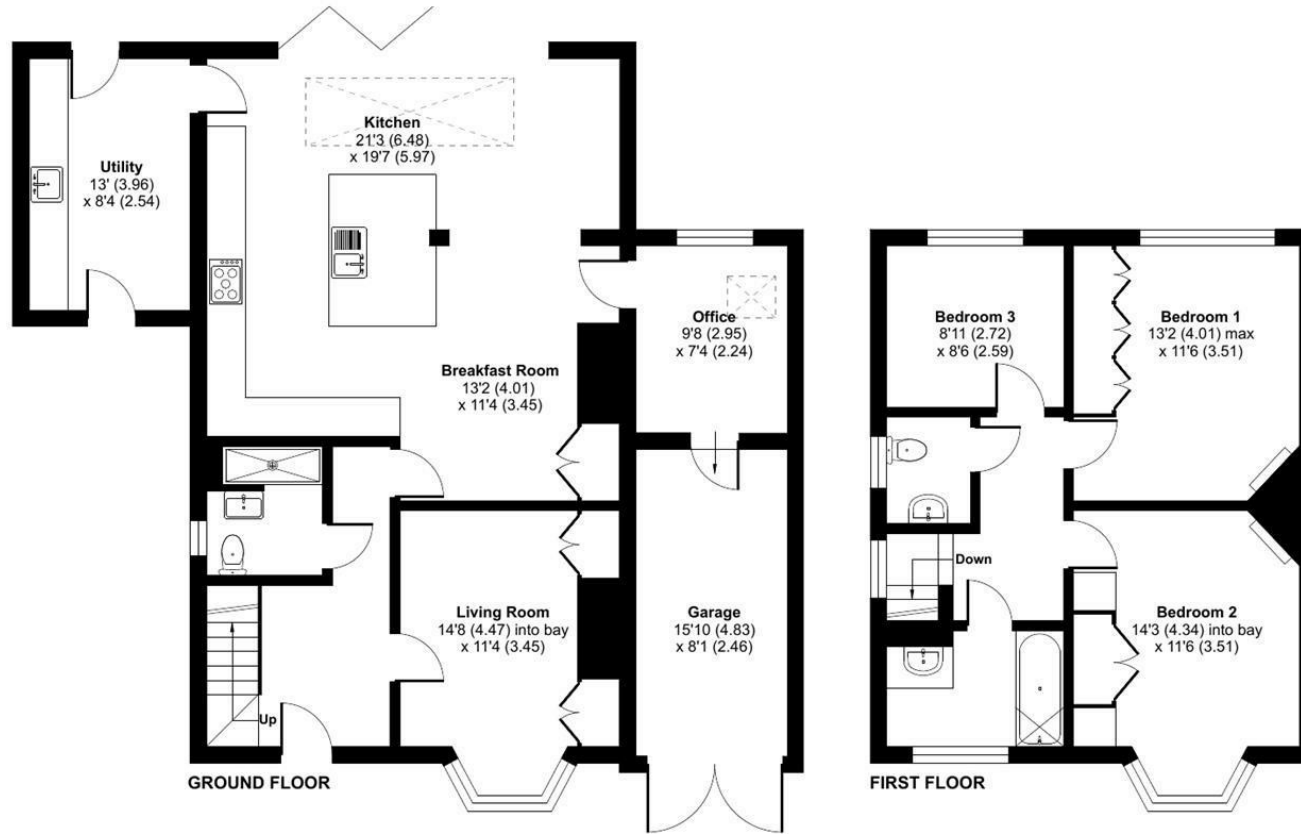
Aldershot Road, Guildford, GU2

Approximate Area = 1535 sq ft / 142.6 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1659 sq ft / 154.1 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	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1115835

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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