



11 Morgan Close, Guildford, Surrey, GU3 3EJ

CLARKE  GAMMON

11 Morgan Close

GUILDFORD, SURREY, GU3 3EJ

An immaculately presented three-bedroom home, situated on a small development of just 14 houses. Built by Oakford Homes in 2013, the property enjoys an exceptional specification, which has been further enhanced by our clients since buying it from new.

A covered porch gives way to a reception hallway with a stone clad feature wall, storage cupboards, a cloakroom and porcelain tiled floors.

The kitchen/ breakfast room has been well-equipped, using a modern high gloss finish with a Corian work surface. A wide range of eye and base-level units provide ample storage. The kitchen enjoys a full range of integrated Smeg appliances, including oven, microwave oven, gas hob, dishwasher and fridge freezer. The large box bay window allows for ample space to host a breakfast table whilst enjoying a good view across the front gardens.

The main reception is a wide square room with timber flooring and feature wall panelling, all flooded with light via a full width glazed wall with wide sliding doors to allow access to the garden.

The staircase leads to the landing, with built-in storage cupboards, and a clever laundry room, with space for the washing machine and tumble drier plus a range of shelving and hanging space. The principal double bedroom enjoys lovely views over the rear garden, with a fitted double wardrobe and a beautifully appointed en-suite shower room. Two further double bedrooms and a family bathroom complete the first-floor accommodation.

With double-glazed windows throughout, excellent insulation, temperature and times zonal controls, plus solar panels to offset the hot water costs, enable a high EPC rating of B.

- SMALL PRIVATE DEVELOPMENT OF JUST 14 HOMES
- WELL APPOINTED KITCHEN/BREAKFAST ROOM WITH SMEG APPLIANCES
- PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN-SUITE SHOWER ROOM
- WEST FACING GARDEN FOR EVENING SUNSHINE
- SOLAR PANELS TO AID WITH HOT WATER ENERGY USE
- IMMACULATELY PRESENTED WITH A HIGH SPECIFICATION THROUGHOUT
- LARGE RECEPTION ROOM WITH GLAZED DOORS ONTO GARDEN
- TWO FURTHER DOUBLE BEDROOMS WITH FAMILY BATHROOM
- LARGE SINGLE GARAGE WITH EV CHARGING POINT AND TWO PARKING SPACES
- EPC RATING: B

CG GUILDFORD

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Local Authority: Guildford Borough Council - Tax Band: E
Services: All mains services connected









SITUATION

This niche development is situated in the Surrey village of Worplesdon; the perfect location for those who want the very best of both town and country living. In under a 10 minute drive from both Guildford and Worplesdon railway stations and 15 miles to the M25 opens up countless opportunities. With London Waterloo only 32 minutes by train it is easy to understand why the village is so popular with commuters and families alike.

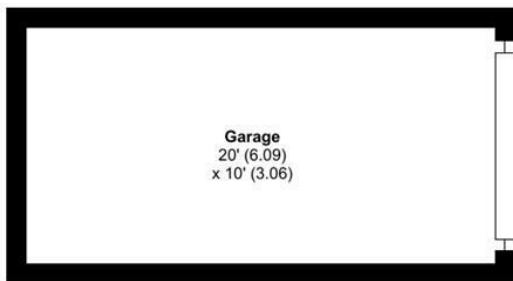
Close to Guildford town, this property provides fantastic access to all local amenities on the historic Guildford High Street, such as the Tunsgate Shopping Centre and numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre and GLive, as well as numerous museums and highly regarded art galleries.

The area is well noted for its excellent schools in both the private and state sectors. The opportunities are plentiful for exploring this special area where you can discover some amazing views, open countryside and some of the prettiest market towns and villages in the south of England.



GROUND AND GARDENS

The rear garden has been re-landscaped by our client and is predominately laid to a high-quality turf lawn with a spacious porcelain tiled patio and enclosed by a newly erected close board fence. The front garden is also laid to lawn and enjoys an established, well-stocked shrub border. Unlike many new build properties, there is additional benefit of a large single garage with power, lighting and EV electrical charging point, as well as a further parking space.



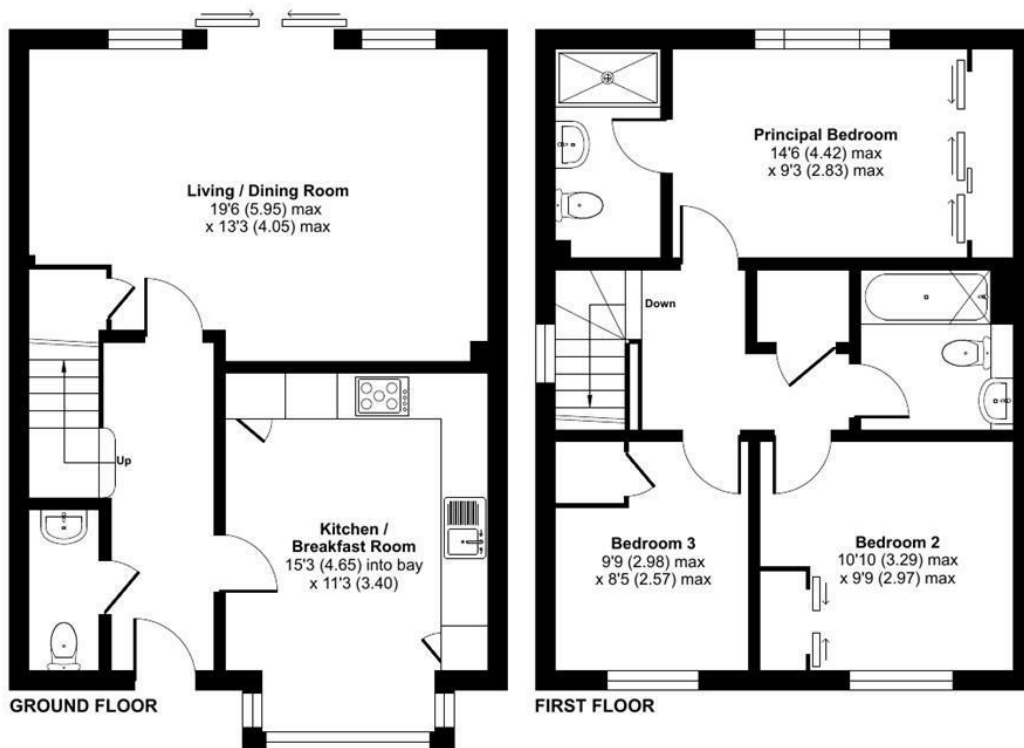
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Approximate Area = 1051 sq ft / 97.6 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1252 sq ft / 116.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(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

SERVICE CHARGE

Residents communal area service charge - £350 per annum

Date of particulars: 6th May 2025



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1288160

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.

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