



67 Eastwood Road, Bramley, Guildford, Surrey GU5 0DY







Property Description

Guide Price £699,950

- 3 double bedrooms
- Sitting room with feature log burner
- Superb kitchen with double doors onto the garden
- Partly walled garden with patio area
- Close to Bramley village centre

An immaculately presented 3 bedroom semi-detached house in this highly regarded road just a short level walk from Bramley village centre and the Downs Link.

The recessed porch opens into the charming hall from which there is a door into the large living room which has two distinct areas including the sitting area to the front with a feature log burner. The dining area overlooks the garden and opens into the superb kitchen which has been fitted to a high standard and incorporates a wide range of both wall and base units. A dual aspect room, the kitchen has double doors opening onto the decked area and garden. On the first floor are two double bedrooms and a well appointed bathroom with both bath and separate shower. On the 2nd floor is a further double bedroom – with lovely views – and an en suite shower room. A great bonus is the easy access to generous storage space within the eaves area. The house is beautifully presented throughout and has been both extremely well maintained and improved by our clients.

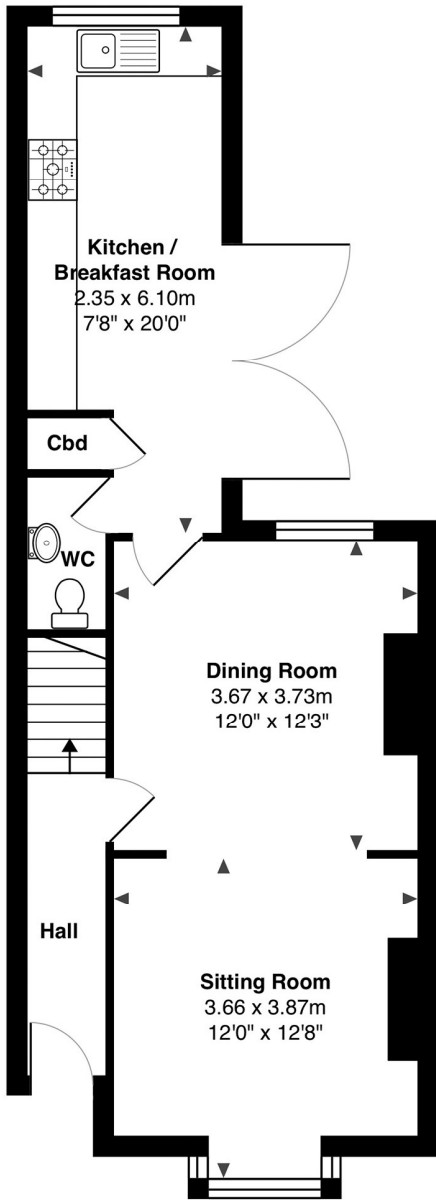
To the rear – and there is side access – is a delightful and sunny garden which is partly walled and includes the sun trap patio area next to the house in addition to a number of delightful shrubs.

Bramley enjoys a vibrant local community spirit along with its thriving high street where a local butcher, grocer, supermarket and post office can be found. There are two very popular pubs as well as a library and historical church. The village has regular bus links into Guildford, Godalming and Cranleigh.

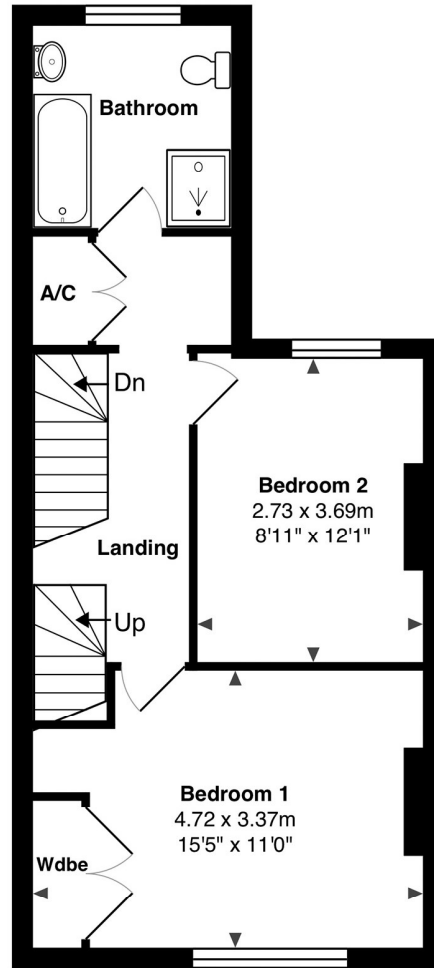




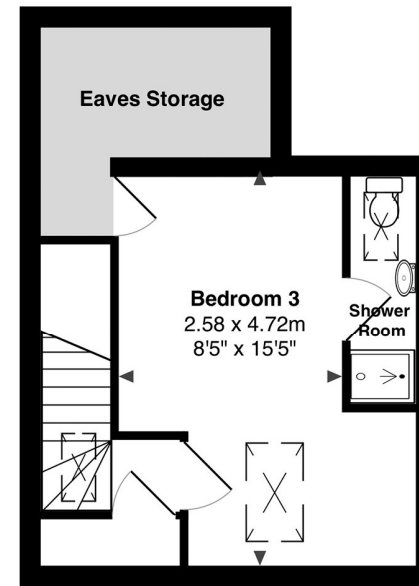




Ground Floor
Gross Internal Area 48.7 m² ... 524 ft²



First Floor
Gross Internal Area 42.9 m² ... 462 ft²



Second Floor
Gross Internal Area 20.7 m² ... 222 ft²

Total Approx. Gross Internal Area 112.3 m² ... 1209 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only.
Not to scale. www.energyassessuk.com



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.