



Old Rectory Close, Bramley, Surrey

 Chantries
& Pewleys





Property Description

Guide Price: £417,500



- Village centre location.
- No onward chain.
- 3-bedroom mid-terrace house.
- Garage and private parking space.
- Private Garden.

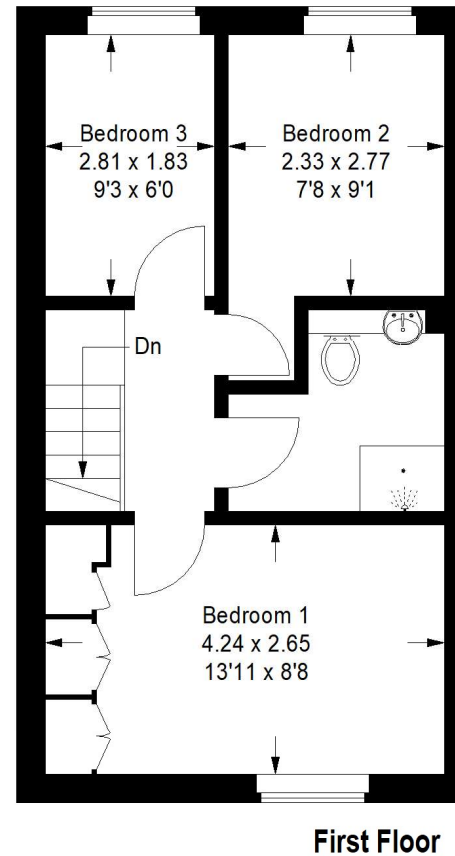
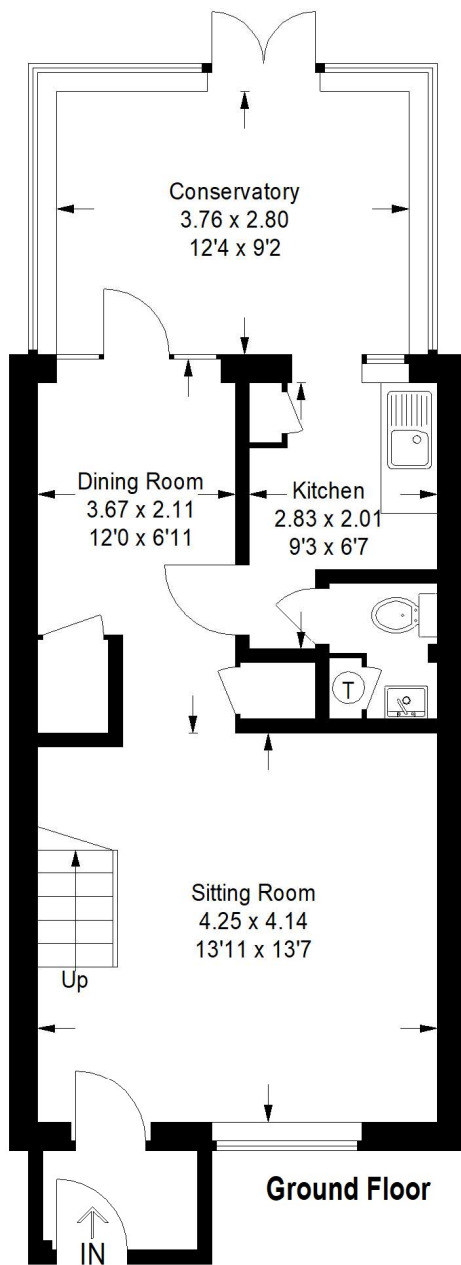
Offered to the market with no ongoing chain and set in a sought-after cul de sac in the heart of Bramley village. This property is within walking distance of a good selection of local shops and village pubs and offers well-proportioned accommodation.

The front door opens into a useful porch and then to a spacious sitting/dining room, kitchen/downstairs cloakroom and a conservatory that opens into the garden. Upstairs there are 2 single bedrooms overlooking the garden, a master bedroom overlooking the front with fitted wardrobes and a family shower room. To the rear of the property, there is a private garden well screened by mature hedging providing a good degree of privacy and an entrance to the rear access way. There is a garage and a private off-road parking space.

Bramley Village provides shopping for everyday needs along with a superb local butcher, greengrocer, post office and two supermarkets. There are two very popular pubs as well as a library and historic church. The village has regular bus links into Guildford, Godalming and Cranleigh.

Guildford, just 2 miles away, boasts a charming High Street and scenic riverside views. It's a shopper's paradise with three covered centres, abundant dining options, and leisure activities.

Council tax band: D; Tenure: freehold; EPC rating: TBC.



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Approximate Gross Internal Area
Ground Floor = 47.7 sq m / 513 sq ft
First Floor = 33.6 sq m / 362 sq ft
Total = 81.3 sq m / 875 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

