

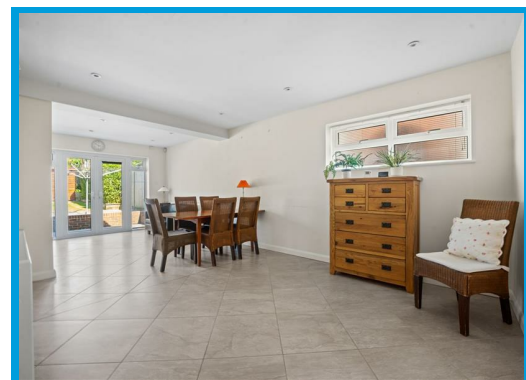
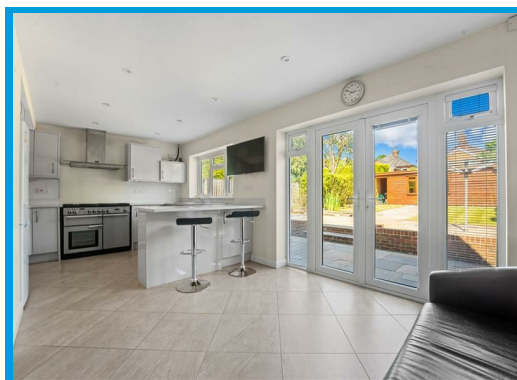


Holford Road, Guildford Surrey, GU1 2QE

Asking Price £875,000

\*NO CHAIN\*

Located in a highly sought after neighbourhood within the catchment of top local schools, this incredibly spacious four/ fine bedroom family home boasts well presented accommodation only moments from Merrow Downs.



# Description

**\*\*NO ONWARD CHAIN\*\***

This spacious family home is located within moments walk of Merrow Downs and within the catchment of some of the most sought after schools in the area, such as Boxgrove, St Peters and George Abbot.

On the ground floor the property comprises an entrance hall which leads through to a stunning open plan kitchen dining room that overlooks the rear garden. Also on the ground floor there is a lounge, a home office/ playroom, a shower room, WC and a utility room.

The first floor comprises a large master bedroom with en suite shower room, two further double bedrooms, a large single bedroom and a family bathroom with separate shower cubicle.

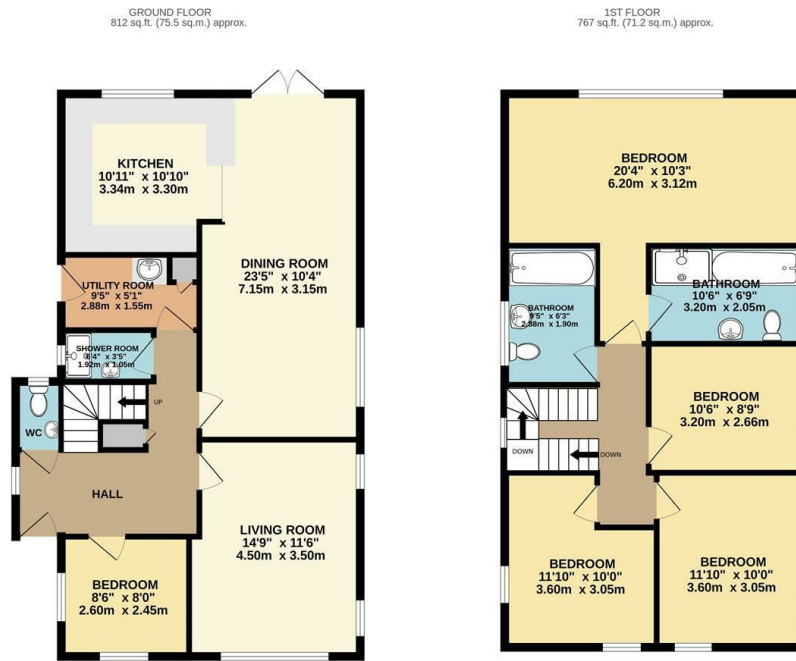
Outside and to the rear of the property, there is an easy to maintain garden consisting of a mix of lawn and patio. Surrounded by panel fencing, mature shrubs and hedges, the garden is ideal for entertaining and includes an outhouse/ garden room. With power and lighting, this room which is positioned at the end of the garden offers a versatile addition to the house with many potential uses such as a home office, home schooling/study area, work out area/gym, arts & crafts studio or an entertainment/ party place. Internally, there is a large lockable storage area, whilst outside another lockable bike store with additional ample space for garden implements and tools etc.

To the front of the property there is off street parking for several cars.

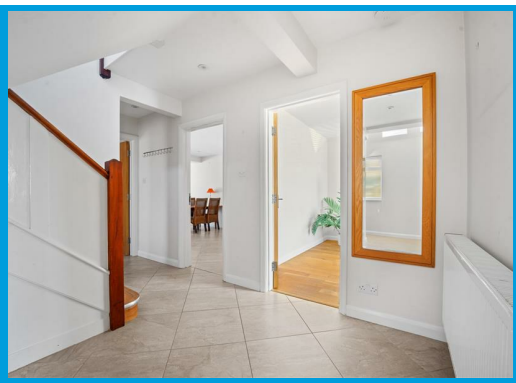
Holford Road is a quiet residential road within a small cluster of roads. Several highly sought after schools, as well as local shops and Merrow Downs are only moments walk away. Guildford town centre can be reached within minutes by car or by using one of the regular buses from the nearby bus stop.

Local schools positioned within a short walk away include St Peters Catholic School, St Thomas of Canterbury Primary School, Boxgrove Primary School, George Abbot Secondary School, Tormead Girls School, Guildford High School and The Royal Grammer School.

Within only a moments walk from the property is the The Downs which offer a beautiful and tranquil countryside area ideal for walking, cycling and picnicking. It also has a footpath that takes you past the beautiful Guildford Golf course with far reaching views, and this ultimately ends up at Newland Corner, an area of outstanding natural beauty (AONB) with stunning views and a highly popular cafe.



TOTAL FLOOR AREA: 1579 sq ft. (146.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
England & Wales		67	82
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

