

HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£450,000

2 Gravetts Cottages, Tangley Lane

Guildford, GU3 3JX

In a semi-rural country lane, overlooking open fields - a charming mid terrace character cottage with accommodation over three floors, and with a garage and parking

PROPERTY SUMMARY

2 Gravetts Cottages is a charming mid terrace character cottage set in a semi-rural lane on the outskirts of Worplesdon village. There is parking at the front of the cottage where the front door leads to the sitting room/dining room with a fine fireplace. A hallway leads from here to the bathroom and the kitchen at the rear, which has a door to the sunny rear garden. On the first floor there are two bedrooms and a staircase leads from the landing to the second floor occasional bedroom/study, which has an en suite WC and a wash basin. Outside there is a south facing rear garden and a driveway immediately to the front of the cottage. There is another driveway adjacent to the adjoining cottage which provides additional parking and access to the garage.

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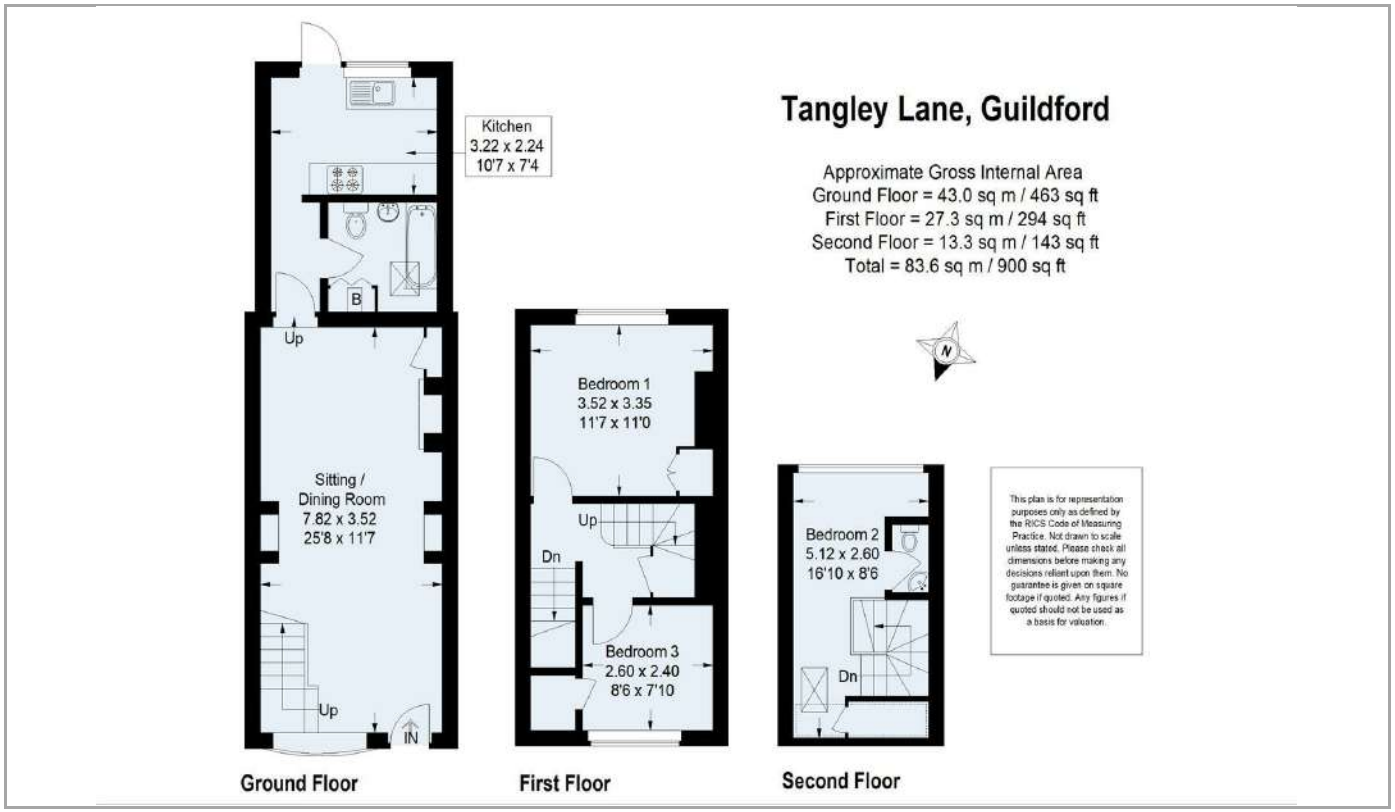








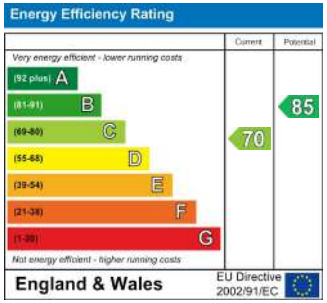






DIRECTIONS

From Guildford's one way system, take the A332 Woodbridge Road and turn left onto Ladymead and right under the A3, and then left on to the A322 Worplesdon Road, Continue along passing the shops and over the traffic lights at Emnmanuel Church. Continue until the next roundabout and turn right into Keens Lane. Turn right at the next roundabout into Tangley Lane and 2 Gravetts Cottages will be found after a short distance on



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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