



## JACOB'S WELL

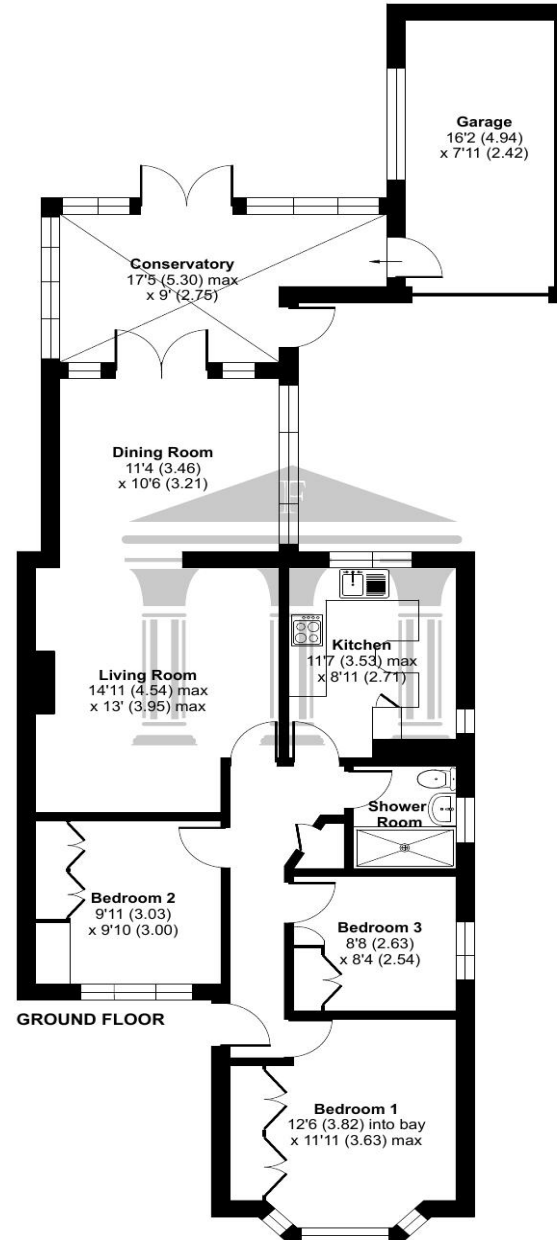
**£575,000**

**A superbly presented, extended semi-detached bungalow in the heart of Jacob's Well, perfectly positioned within a sought-after development. Just a short stroll from local amenities, this home offers a blend of modern comfort and effortless single-level living.**

# Queenhythe Road, Jacob's Well, Guildford, GU4

Approximate Area = 1145 sq ft / 106.3 sq m (Includes Garage)

For identification only - Not to scale



## Queenhythe Road, Jacob's Well, Guildford, Surrey, GU4

- **Superbly presented extended semi-detached bungalow**
- **Highly sought-after location in the heart of Jacob's Well**
- **Within easy walking distance of local amenities**
- **Two spacious reception rooms**
- **Bespoke double glazed conservatory**
- **Modern kitchen**
- **Three generous bedrooms & a contemporary shower room**
- **Driveway providing off street parking**

A superbly presented, extended semi-detached bungalow in the heart of Jacob's Well, perfectly positioned within a sought-after development. Just a short stroll from local amenities, this home offers a blend of modern comfort and effortless single-level living.

The accommodation is both well planned and versatile, featuring two well-proportioned reception rooms and a bespoke double-glazed conservatory that enjoys pleasant views across the rear garden, creating a bright and comfortable additional living area. The kitchen is neatly appointed with contemporary fittings, designed to provide an efficient and functional workspace. There are three generous bedrooms, served by a stylish and modern shower room. Natural light flows throughout the property, enhancing the sense of space and warmth, while the thoughtful layout ensures a home that is both inviting and easy to maintain.

Externally, the property benefits from a private driveway providing off-street parking and a beautifully maintained rear garden. Mature planting creates a secluded and tranquil setting, ideal for relaxing or enjoying time outdoors. Internal viewings are highly recommended to fully appreciate the quality and appeal of this delightful home.

Set within the popular village of Jacob's Well, perfectly positioned between Woking and Guildford, the property enjoys the best of both worlds – vibrant town living and the charm of Surrey's countryside. Guildford, just three miles away, is celebrated for its characterful cobbled High Street, boutique shopping, historic architecture and superb selection of restaurants and caf  s, all set against the stunning backdrop of the Surrey Hills. Woking offers a more contemporary scene, with its recently regenerated centre providing an excellent mix of high street brands, independent eateries, bars and leisure facilities, including the Peacocks Centre, New Victoria Theatre and a multi-screen cinema – ideal for both everyday convenience and evening entertainment. Connectivity is a key feature of the area, with mainline railway stations at Guildford, Woking and Worplesdon offering frequent services to London Waterloo, with Woking providing particularly swift journey times of approximately 25 minutes. The nearby A3 ensures straightforward access to the M25, central London, the South Coast and major airports including Heathrow and Gatwick. Altogether, the location combines the tranquillity of village life with excellent transport links and strong family appeal.

Council Tax Band D - EPC Rating D - Tenure: Freehold

**PLEASE NOTE: Under the provision of the Estate Agency Act 1979, the vendor of this property is an employee of Foundations Independent Estate Agent**



