



22 OAKDENE ROAD

GUILDFORD, GU3 1ND

£575,000
FREEHOLD

A 1920's, three bedroom semi-detached home, with lovely views across Peasmarsh green, versatile ground floor space and beautiful rear garden.


**BURTON
MATTHEWS**

22 OAKDENE ROAD



A charming and well maintained 1920's semi-detached home, occupying a delightful position overlooking Peasmarsh green and located midway between Guildford and Godalming. This property offers a versatile ground floor layout which features a useful entrance lobby, separate hallway with storage, an open plan fitted kitchen / breakfast room which flows seamlessly through to a sitting room with a good quality conservatory / garden room. Upstairs there is a choice of three bedrooms and a well appointed bathroom. Externally, there is a low maintenance area of front garden with a really attractive rear garden featuring an initial patio area then a centrally landscaped lawn with attractively planted borders and summerhouse with adjacent decking.

Additional Information

Local Authority – Guildford Borough Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1173.00 sq ft

Tenure – Freehold

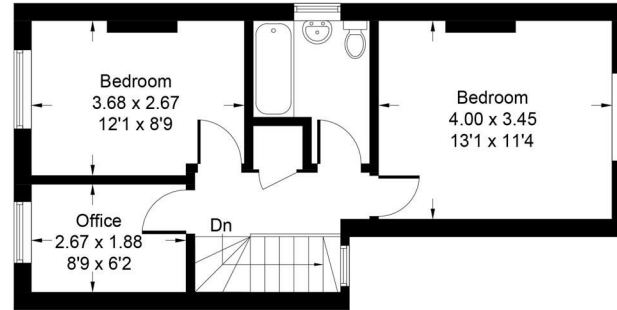


Oakdene Road, Guildford, GU3

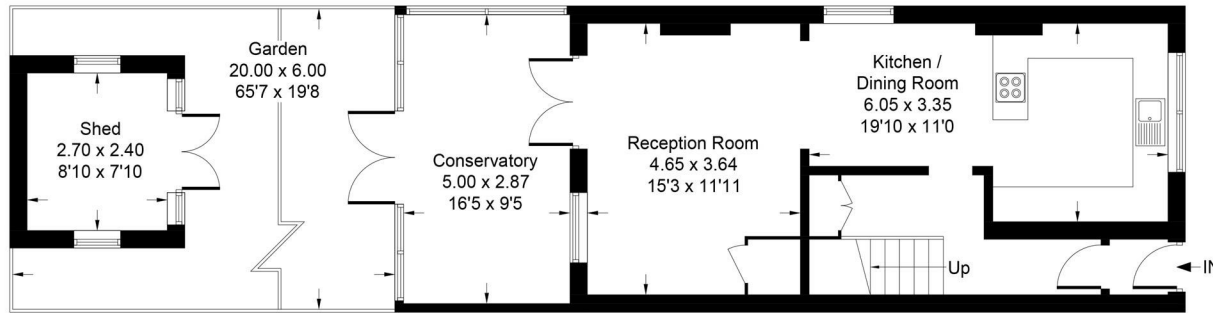
Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft

Shed = 6.7 sq m / 72 sq ft

Total = 109.0 sq m / 1173 sq ft



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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