



**Chantries
& Pewleys**



Oakdene
Sutton Green



INTRODUCING

Oakdene

SUTTON GREEN ROAD, SUTTON
GREEN, GUILDFORD, GU4 7QD

In need of modernisation, this property offers spacious accommodation throughout, including three bedrooms and a family bathroom, whilst ground floor consists of a living room, dining room, shower room and a large kitchen/breakfast room. There is also direct access to the garage. One of the most appealing features of the property is the garden, which is level, laid to lawn, extends to around 100ft in length, and more especially, backs onto the village green with its own gated access.



3 BEDROOMS



APPROX 100FT REAR GARDEN



POTENTIAL TO EXTEND, SUBJECT TO PLANNING



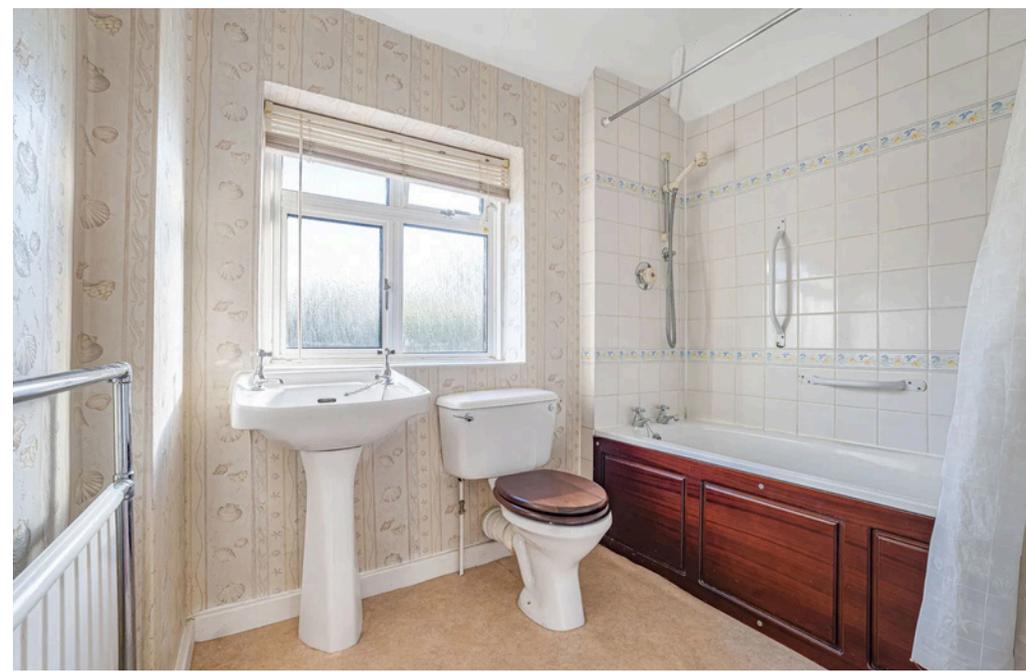
BACKING ONTO VILLAGE GREEN

Tenure: Freehold

Council Tax Band: E

EPC: D





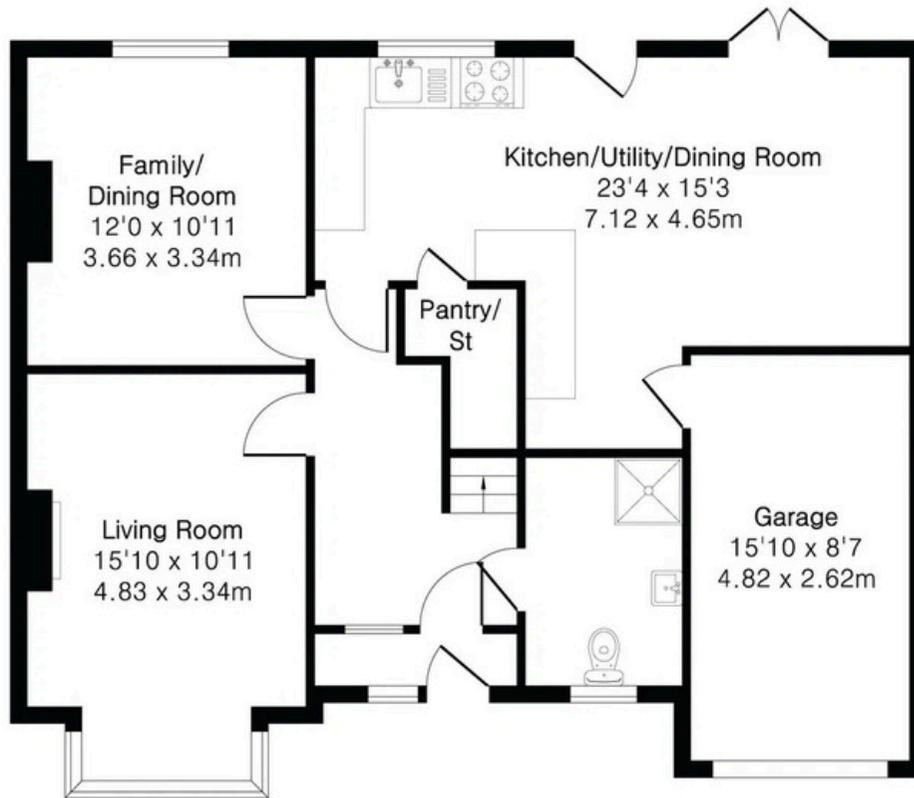




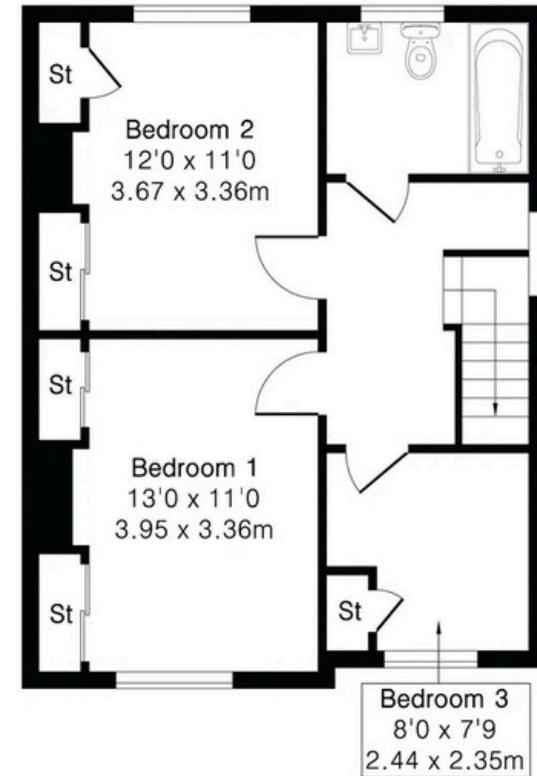
**Approximate Gross Internal Area 1381 sq ft - 129 sq m
(Including Garage)**

Ground Floor Area 901 sq ft – 84 sq m

First Floor Area 480 sq ft – 45 sq m



Ground Floor



First Floor

 **Chantries & Pewleys**

01483 347100

Merrow@chantriesandpewleys.com
249 Epsom Rd, Merrow, Guildford GU1 2RE