



**Pacey  
Wingent  
Dickson®**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...  
...time is precious. Let's not waste it!*



## Riverside, Guildford, GU1

£375,000

🛏 2 🚿 2 🛋 1

- No onward chain
- Two double bedroom split level maisonette
- Walk-in-wardrobe
- Shared driveway with off-street parking
- Easy access to A3/M25
- Share of freehold
- Two bathrooms
- EPC Rating C
- Moments from Guildford town centre and train station
- Located near the River Wey, residents can enjoy scenic walks along the canal path



**\*\*\* Chain Free \*\*\*** This beautifully presented, modern maisonette is an ideal home for those seeking a blend of town-centre convenience and serene living.

The property offers a spacious and contemporary feel throughout, featuring two double bedrooms and two bathrooms, with the added luxury of a walk-in wardrobe.

The location provides easy access to the vibrant Guildford town centre, while also offering a tranquil environment near the River Wey. Residents can enjoy scenic walks along the canal path, providing a peaceful escape from the bustling town.

The home also benefits from a shared driveway with off-street parking and excellent transport links, with easy access to the A3 and M25 motorways.

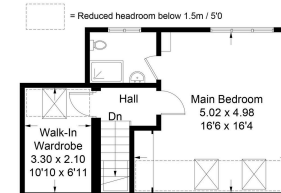






# Riverside, Guildford, GU1

Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft



## Second Floor



## Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourstate.co.uk (01250938)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	