



# WATFORD CLOSE

Guildford, Surrey



# A WELL-PRESENTED SINGLE STOREY HOME, JUST UNDER A MILE FROM GUILDFORD'S UPPER HIGH STREET

## Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/dining room | Living room | Bedroom with en suite | Three further bedrooms  
Family bathroom | Separate WC | Integral garage | Separate WC accessed from the garden

**Garden and grounds:** Landscaped garden with colourful borders and mature trees | Driveway parking

**In all about 0.2 acres**

**Distances:** Guildford's Upper High Street 0.7 mile, London Road Station, Guildford 0.5 mile (from 47 minutes to London Waterloo), Guildford mainline station 1.3 miles (from 32 minutes to London Waterloo)  
A3 (northbound) 1.5 miles, A3 (southbound) 2.2 miles, M25 (Junction 10) 8.3 miles  
Heathrow Airport 22.1 miles, Gatwick Airport 34.3 miles, Central London 31.7 miles  
(All distances and times are approximate)

## SITUATION

Watford Close is a centrally located, no-through road, within easy walking distance of Tormead, RGS Prep and Guildford High School.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

**Schools:** Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

**Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

## WATFORD CLOSE

This beautifully presented detached bungalow has been tastefully modernised to create a superb, light-filled home ideal for both relaxed living and entertaining.

At the heart of the property is an open-plan kitchen, dining and living space, where large windows and glazed doors frame views of the garden and flood the interior with natural light. A skylight above further enhances the sense of space, while a contemporary wood-burning stove provides a cosy focal point.



The accommodation is generously proportioned, extending to approximately and offers flexible living with four well-sized bedrooms, making it equally suited to families, downsizers or those seeking single-storey living with room to work from home.



# GARDEN AND GROUNDS

Outside, the property is approached via a driveway and charming front garden, while to the rear lies a beautifully landscaped garden. A generous lawn is bordered by colourful, well-stocked flowerbeds and established trees, creating a wonderful setting for outdoor dining and summer entertaining.

# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, drainage, oil-fired / gas central heating and private drainage.

**Local Authority:** Guildford Borough Council

**Energy Performance Certificate:** Rating C

**Council Tax Band:** G

**Tenure:** Freehold

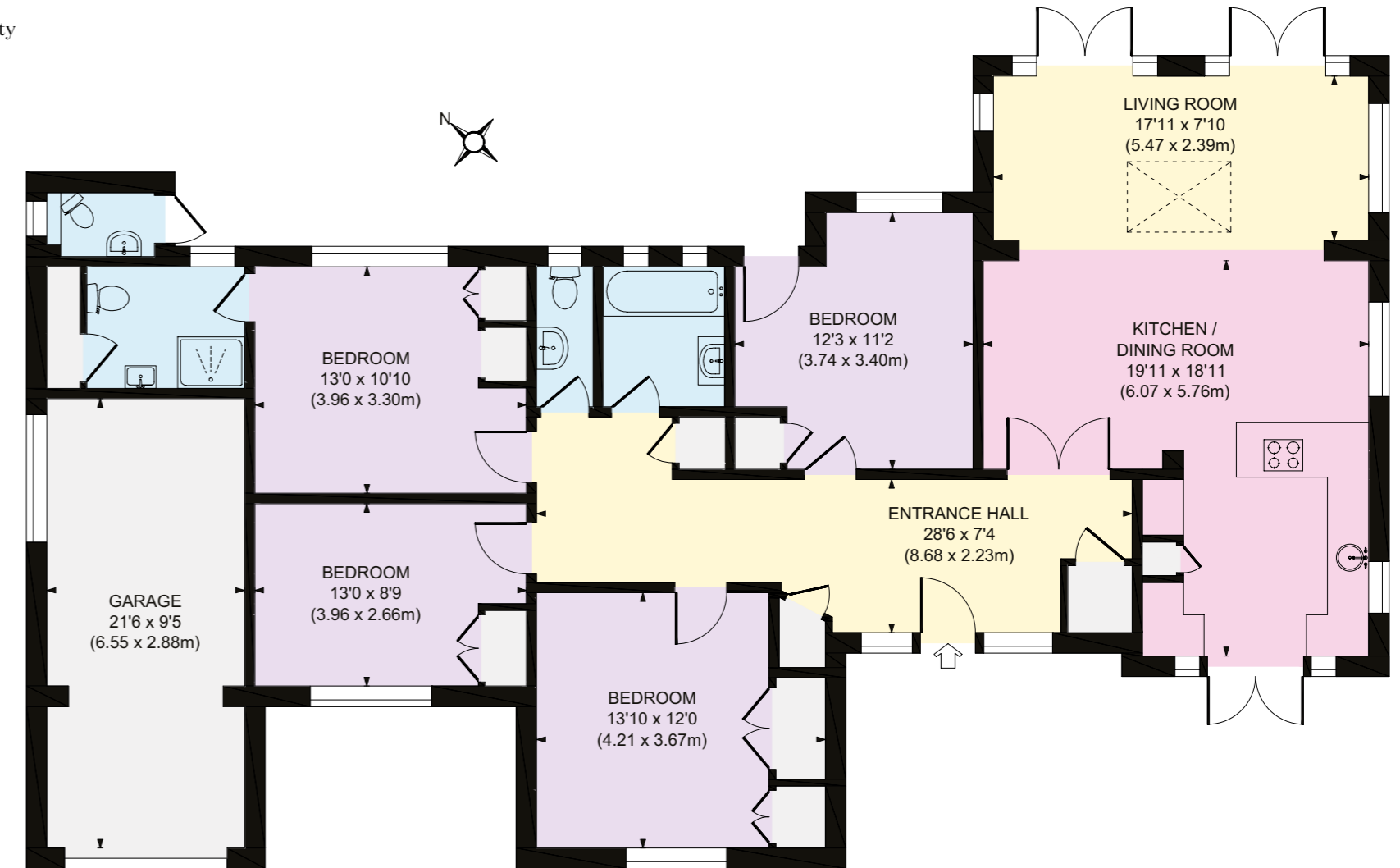
**Directions**

**What3Words:** ///space.chain.gained | **Postcode:** GU1 2EP

**Viewings:** Viewing is strictly by appointment through Knight Frank, the sole selling agent.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area  
 Main House 1,381 sq. ft / 128.29 sq. m  
 Garage 203 sq. ft / 18.86 sq. m  
 Total 1,584 sq. ft / 147.15 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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