



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,295,000

11, Warwicks Bench

Guildford, GU1 3SZ

In a very popular and convenient location, only 0.3 mile from the High Street and within walking distance of all the town's shops, restaurants, bars and the main line station - a detached character house in an elevated location with westerly views and a secluded 0.2 acre garden

PROPERTY SUMMARY

11 Warwicks Bench is an attractive detached house of character with fine features, including two wide bays to the front which flood in west light to the accommodation. Set above the road and within a mature and secluded 0.2 acre garden, 11 Warwicks Bench is situated in a very highly regarded and particularly convenient location, within a short walk of all the town's excellent amenities. There are three bedrooms and a bathroom and separate WC on the first floor. The ground floor has a very welcoming central reception hall, with cloakroom, and two fine reception rooms and a kitchen/breakfast room at the rear. There is also a useful utility room and a single garage built in to the slope with access directly off Warwicks Bench, and steps lead up through the front garden to the front door. The garden provides a lovely oasis and there are views at the front to the west over Racks Close and beyond.



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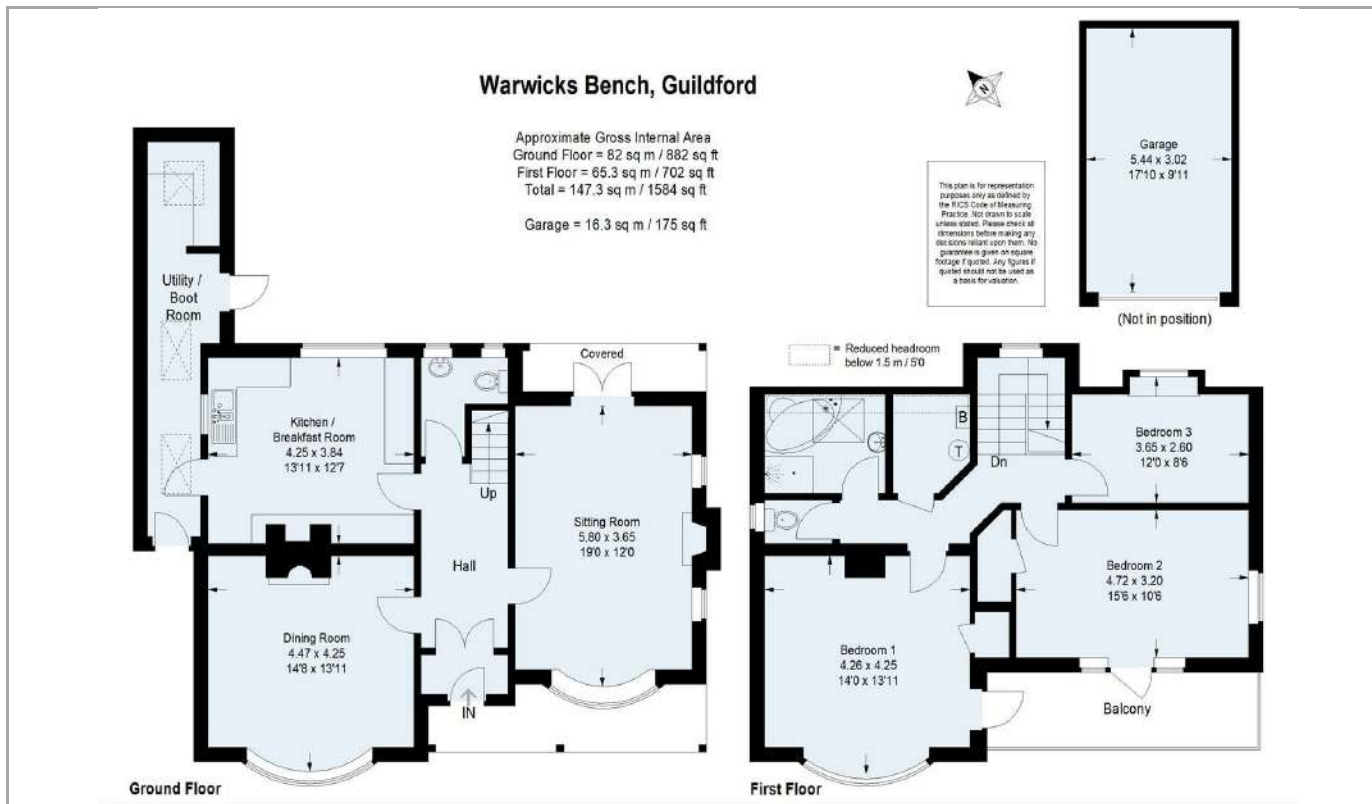
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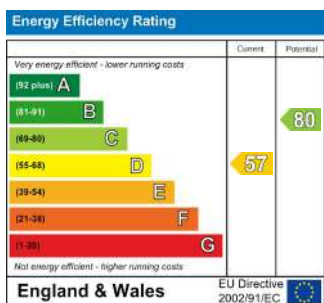






DIRECTIONS

From the bottom of Guildford's High Street, bear right into Quarry Street, just before the cobbled section and then turn first left into Castle Street. After passing the castle, turn first right into South Hill which continues into Warwicks Bench. 11 Warwicks Bench will then be found after a short distance on the left and before the turning to Fort Road.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
G

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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