



10 Briar Way, Guildford GU4 7JY



COLLINS
Independent Estate Agent





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Asking price £685,000

Freehold

This 1930's detached "Dutch Barn Style" family home is full of character and is found in a small cul de sac off the popular Winterhill Way. The property is offered for sale with no chain and has recently been enhanced with replacement double glazed windows throughout. There are two generous reception rooms to the ground floor as well as a good sized fitted kitchen that over looks an established rear garden that backs west. On the first floor can be found three bedrooms and a bathroom with separate shower and additional cloakroom. There is space and potential to grow this family home much further, subject to planning consents. Outside, the garage to the side is converted to an outside store/room which offers plenty of opportunity for a home office. The garden is a delightful feature both to the front and rear and there is also driveway parking.

To summarise, character home, lovely location, great for families and obvious future potential.

- No chain
- Good location for schooling
- Extension potential
- Established garden
- Gas central heating & double glazed
- EPC - F
- Council tax band - F







IDEAL FOR GEORGE ABBOT SCHOOL - Briar Way is a small cul de sac in an established location of mainly 1930s built family homes on the sought after eastern side of Guildford, popular with families needing the George Abbot Secondary School. Close by are local shops at Burpham's bustling parade with larger stores of Aldi and Sainsburys also present. The Upper High street at Guildford is just over 2 miles in distance and George Abbot Secondary School 1 mile according to Google.



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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



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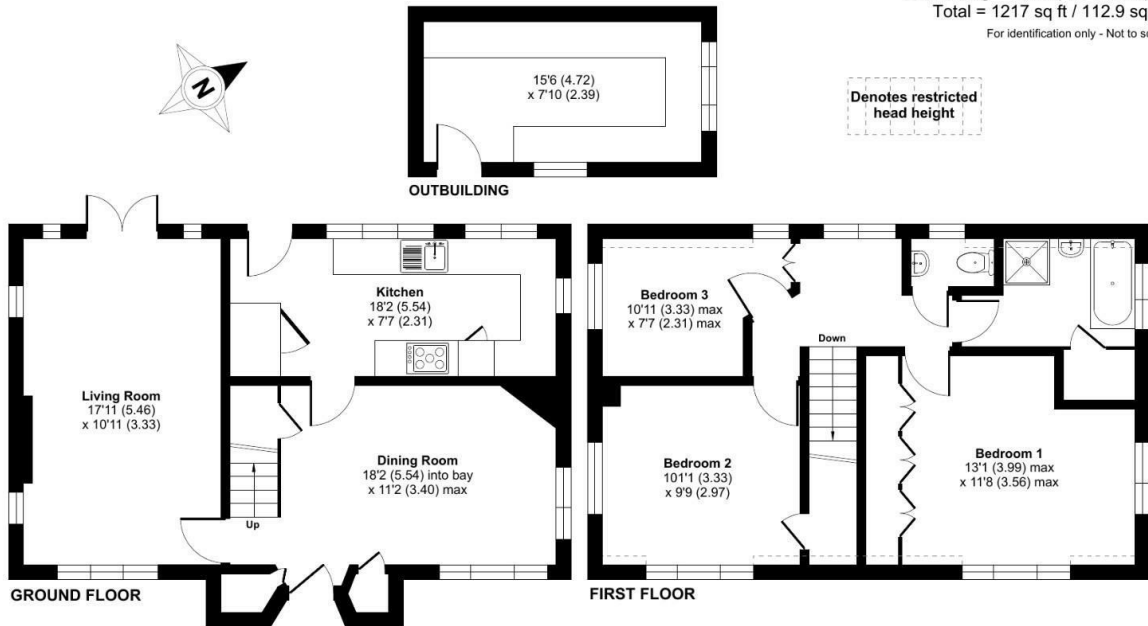
Approximate Area = 1078 sq ft / 100.1 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 1217 sq ft / 112.9 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1194297



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