



ESTATE AGENTS



Deeprose Close, Guildford, GU2 9NA

£550,000

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This beautifully presented and spacious three bedroom, two bathroom link-detached family house with conservatory and garage has been looked after and well maintained over the nine years our clients have lived here and is ideally situated in a popular cul-de-sac close to local schools and shops.

The entrance hall with oak flooring leads to the stairs to the 1st floor and door to the reception room with oak flooring, understairs cupboard and bay window to front.

To the rear is the modern kitchen/dining room with an extensive range of modern units with fitted appliances including oven, gas hob and dishwasher and a window to the rear. There is also space for dining table and chairs. A door to the side leads to the utility area with space for washing machine and tumble drier with door to the modern cloakroom. To the rear of the house is the spacious conservatory with French doors to the garden.

The 1st floor landing has a window to the side and access above to the part-boarded loft with light.

To the front is the main bedroom with window to the front and door to the modern ensuite shower room with frosted window. There is a further bedroom with dormer window to the front and access to eaves storage. Also on this floor is a double bedroom and stunning family bathroom with contemporary suite comprising a bath, wc, wash hand basin and heated towel rail with frosted window to rear.

To the front is a driveway providing parking for two cars and leading to the attached garage. There are additional visitors parking available and a path to front door and gated side access to rear garden.

The rear garden comprises a patio area with the remainder laid to level lawn with mature shrub and flower bed borders.

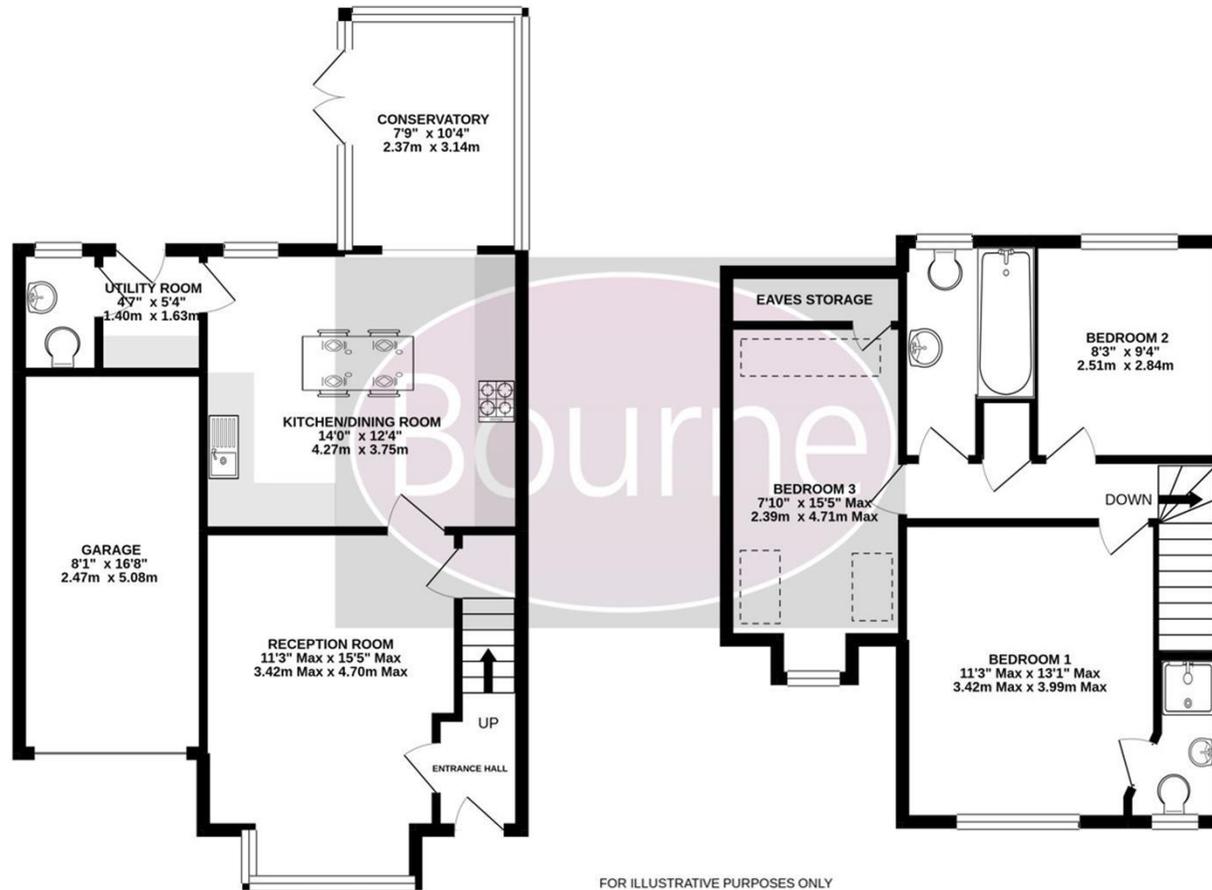
- Immaculate Family House
- Kitchen/Dining Room
- Reception Room
- Main Bedroom With Ensuite
- Two Further Bedrooms
- Conservatory
- Utility & Cloakroom
- Parking & Garage
- Popular Location
- Close to Local Schools & Shops



Floor Plan

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



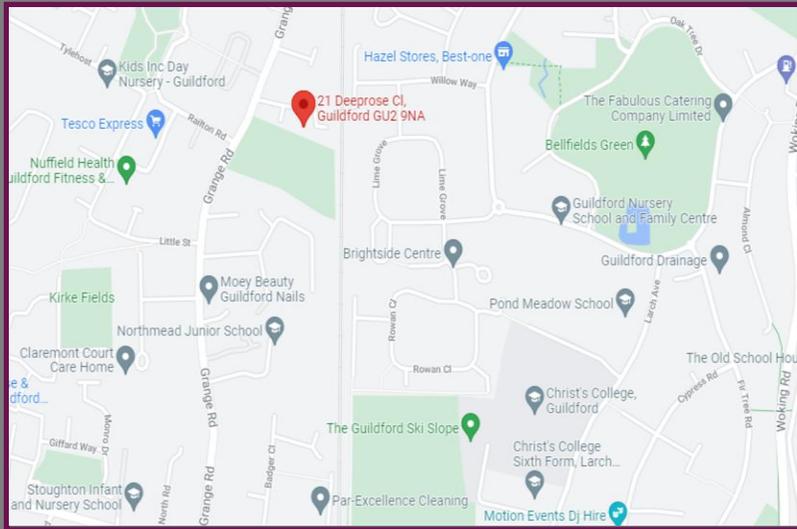
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Deeprise Close is a modern cul-de-sac situated off Grange Road and just over 2 miles from Worplesdon and Guildford stations. The area is well served by local bus routes which link to the town centre and is also within approximately 1.5 miles of The Spectrum Leisure Centre, Stoke Park and the A3 which connects to The South Coast, London and the M25.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Guildford Office: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Sales: 01483 458337 | **Lettings:** 01483 458338 | **Web:** www.Bourneestateagents.com

Email: guildford@bourneestateagents.com | **Lettings:** guildfordlettings@bourneestateagents.com