



ESTATE AGENTS



40 The Oval, Guildford, GU2 7TZ

£550,000

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This extended semi-detached house is a superb rental investment or family home offered with no onward chain. The current accommodation comprises reception room, kitchen/dining room, four bedrooms, modern bathroom with an additional shower room on the ground floor, additional outbuilding/games room and a large south-facing garden.

The front door leads to the hall with stairs to 1st floor and door into the reception room with under stairs cupboard and French doors to the garden. An opening to the side leads through to the large modern kitchen/dining room comprising a range of modern fitted units, dishwasher, gas hob, oven, grill and space for further appliances with windows to the front and side. To the rear is the ground floor extension creating a downstairs shower room and large fourth bedroom/reception room with sky lantern above, window to the side and French doors leading to the large south facing garden.

The 1st floor landing has a window to the front and access above to the boarded loft with a pull down ladder and light. To the rear is the main bedroom with build-in cupboard and window to the rear. Also on this floor is another double bedroom and single bedroom. To the front is the modern family bathroom comprising a bath with shower above, WC, Wash hand basin and heated towel rail.

The large south-facing rear garden comprising a patio area off the reception room with the remainder laid to level lawn. To the side is the large converted garage creating a multi purpose outbuilding/games room with skylights above and storage to the front.

To the front of the property is driveway parking for 2/3 cars and side access door leading into the ground floor extension.

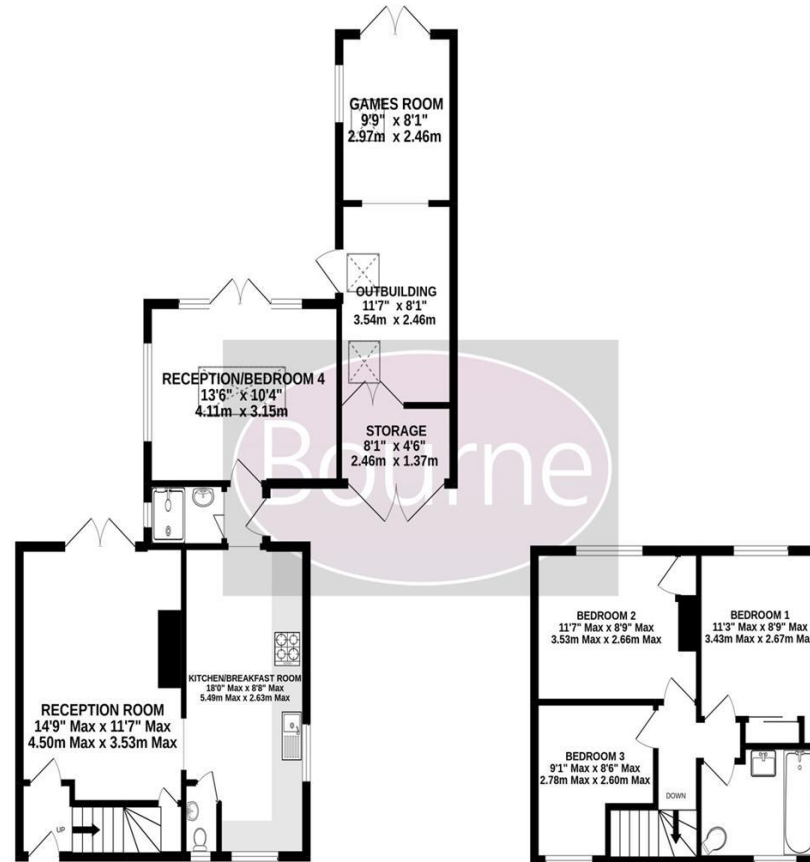
- Extended Semi-detached
- Four Bedrooms
- Modern Kitchen/Diner
- Downstairs Shower Room
- Modern Family Bathroom
- Excellent Rental Investment
- Close To Train Station & Town Centre
- No Onward Chain



Floor Plan

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

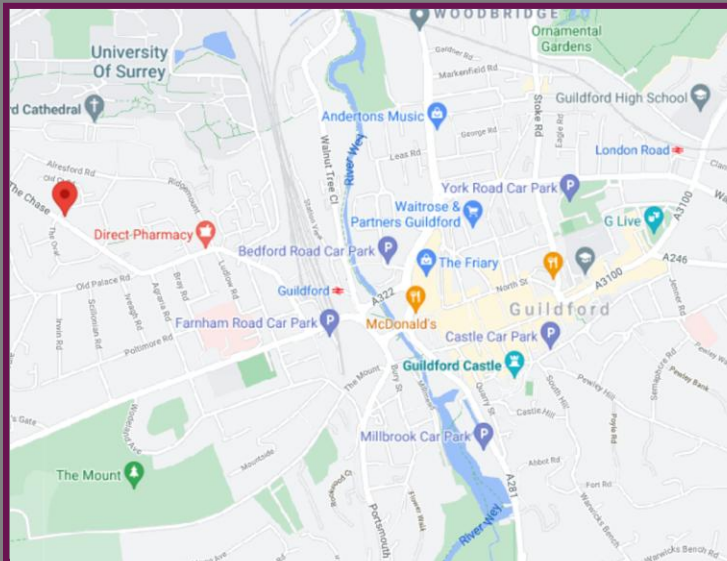
TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

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

The Oval is a popular residential road leading up to Guildford Cathedral and is just off The Chase within only 1/4 mile of the mainline station and Guildford town centre, with the A3 being less than 1/2 mile away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 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...

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