



7 Curling Vale, Guildford, GU2 7PJ

£650,000

# 7 Curling Vale, Guildford, GU2 7PJ

Located in the sought-after and desirable Onslow Village area, this three bedroom semi-detached house features a delightful West-facing garden, two reception rooms and kitchen and is within a mile of Guildford mainline station with the town centre beyond.

The entrance hall has stairs to 1st floor and door to downstairs cloakroom with a window to side. To the front is the dining room with a large window. To the rear is the spacious living room with a fireplace and with a cupboard and sliding doors to the rear garden. The dual aspect kitchen has with a range of fitted units with windows to the side and rear and glazed door to the garden.

On the first floor landing is a large storage cupboard and access to the large loft with potential to convert into further accommodation subject to usual consents. To the front is a good size double bedroom with corner fireplace, large window to front. To the rear is the main bedroom with a feature fireplace and large window to rear overlooking the garden. Also on this floor is a single bedroom and bathroom.

To the rear is the large West-facing garden comprising a patio area with steps up to the lawn area with mature shrub and flower bed borders. There is also access to the front of the property.

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Downstairs Cloakroom
- West-Facing Garden
- Within a Mile of Mainline Station
- Popular Location
- No Onward Chain

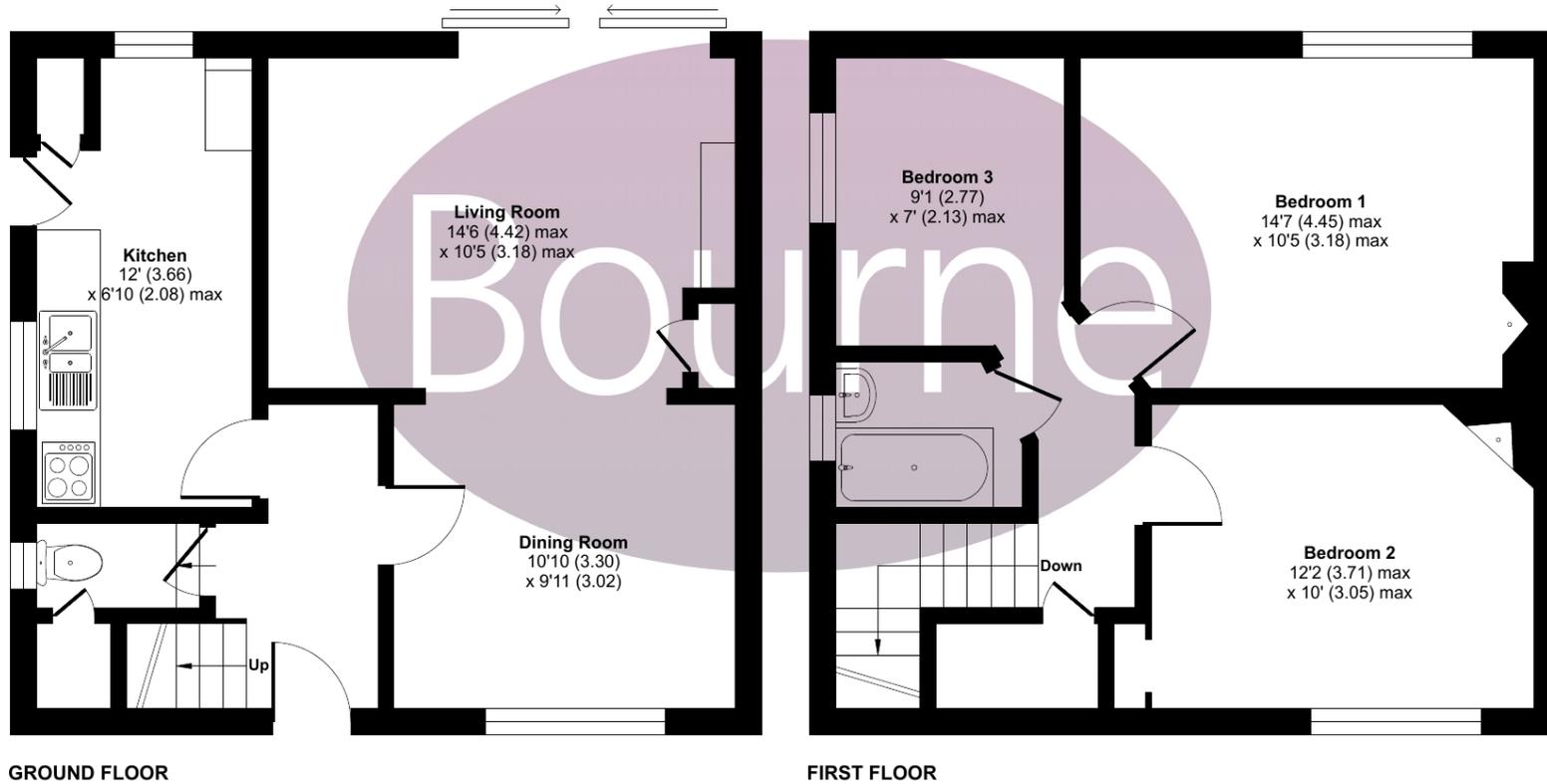


# Floor Plan

## Curling Vale, Guildford, GU2

Approximate Area = 908 sq ft / 84.3 sq m

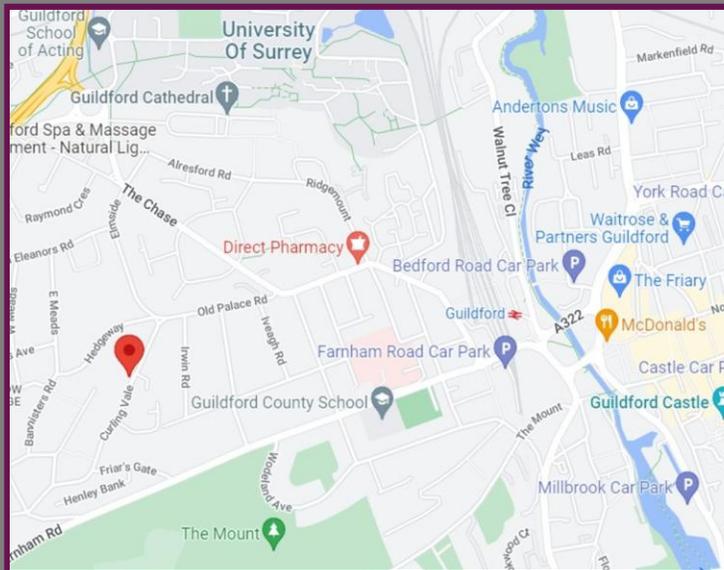
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bourne Estate Agents. REF: 837818

# Location

Curling Vale is a popular road located just off Old Palace Road in the Onslow Village area of Guildford, within ½ mile of Guildford mainline station with the town centre beyond. The A3 which provides access to the South Coast, London and the M25 is within approximately ½ a mile.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	63   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...

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