



Martin Road, Guildford, Surrey GU2 9NX

OIEO £500,000

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A fantastic extended three-bedroom semi detached family house situated in a popular cul-de-sac with no onward chain, and providing ample off street parking, a garage and a secluded garden. The property has a good-sized living room to the front, a fabulous kitchen/diner with an extension to the rear making a great family room or separate reception room. Upstairs there are two double bedrooms and a third single bedroom in addition to a family bathroom. The rear garden is secluded and has a patio area and the rest of the garden laid to lawn.

The entrance hallway gives access to the stairs to the upper floor and the good-sized living room to the right with its bay window to the front offering plenty of light. At the end of the hallway is the hub of the home, the large kitchen/diner with its array of modern fitted units and space for appliances, there is a door at the rear into the garden. From the dining area, there is access also to the extension room with its multiple uses and again doors out into the garden.

On the first floor there are two double bedrooms, the main bedroom overlooks the rear garden and has a wall of built-in fully fitted storage units. There is a further single bedroom as well as a family bathroom on this floor.

Outside there is ample off street parking and side pedestrian access to the rear of the house which leads to the garage, the rear garden is secluded and has a patio area and the rest of the garden laid to lawn.

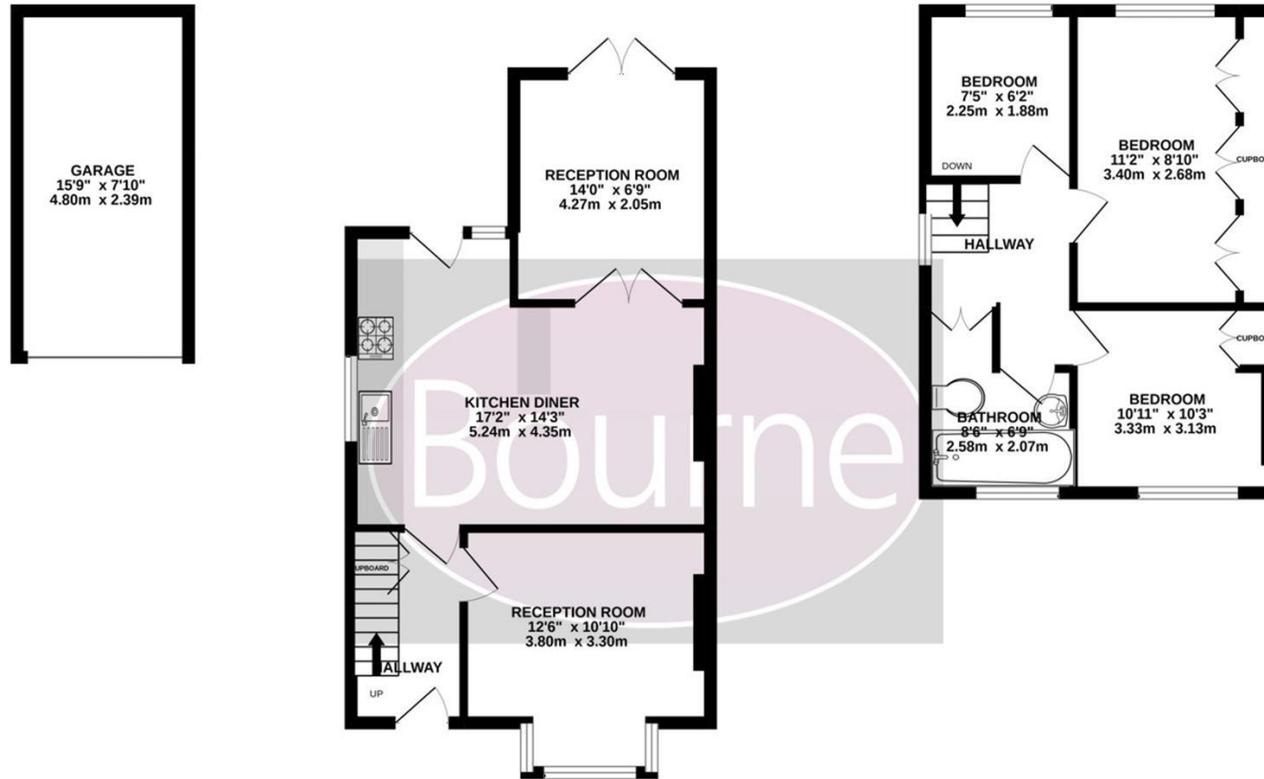
- Semi Detached House
- Three Bedrooms
- Living Room
- Kitchen / Dining Room
- Fitted kitchen
- Extension Room
- Off Street Parking
- Garage
- Secluded Garden
- No Onward Chain



Floor Plan

GROUND FLOOR

1ST FLOOR



FOR ILLUSTRATIVE PURPOSES ONLY

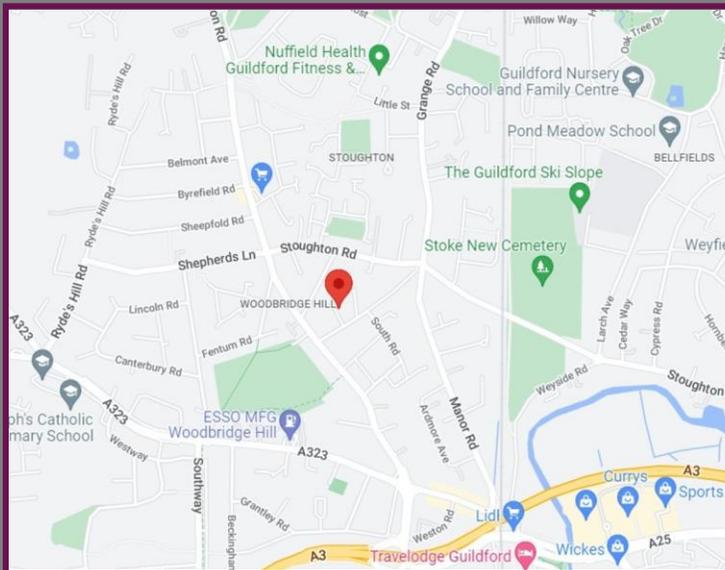
TOTAL FLOOR AREA : 915sq.ft. (85.0 sq.m.) approx.

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

Martin Road is a quiet cul-de-sac just off Worplesdon Road in the popular Rydes Hill area of Guildford, close to local shops, amenities and schools and within a mile and a half of the town centre and mainline station.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 70 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

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