



16 Acacia Road

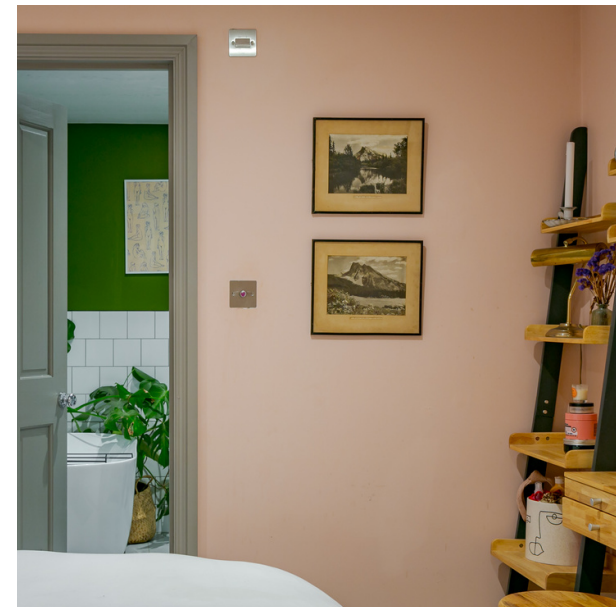
Guildford, Surrey, GU1



Guildford, Surrey, GU1
Acacia Road

Marketing price: £650,000

3 bedrooms | 2 reception | 2 bathrooms





Guildford, Surrey, GU1

Acacia Road

Description

This stunning three-bedroom semi-detached home on Acacia Road in central Guildford is a rare find with brilliant connectivity and a charming interior. As you step through the front door, you're greeted by a naturally bright and wide hallway facing the foot of the central staircase. To the left is an expansive kitchen, living & dining room, along with a convenient utility room and toilet. To the right is the living room, illuminated by a large bay window that welcomes an abundance of natural light, complete with a feature fireplace.

The kitchen itself is a masterpiece of high-quality finishes, with the same quality echoed throughout this brilliant home.

On the first floor, two double bedrooms and a family bathroom await, featuring sash windows in the bedrooms and a standing shower tray and bathtub in the bathroom, perfect for the demands of family life. The master bedroom stands out on the second floor, with an immaculately finished ensuite and a sizeable dressing room.

Outside, the rear garden beckons through the kitchen's bifold doors, with its decked al-fresco dining area and generous lawn.

EPC - D

Council Tax Band - D

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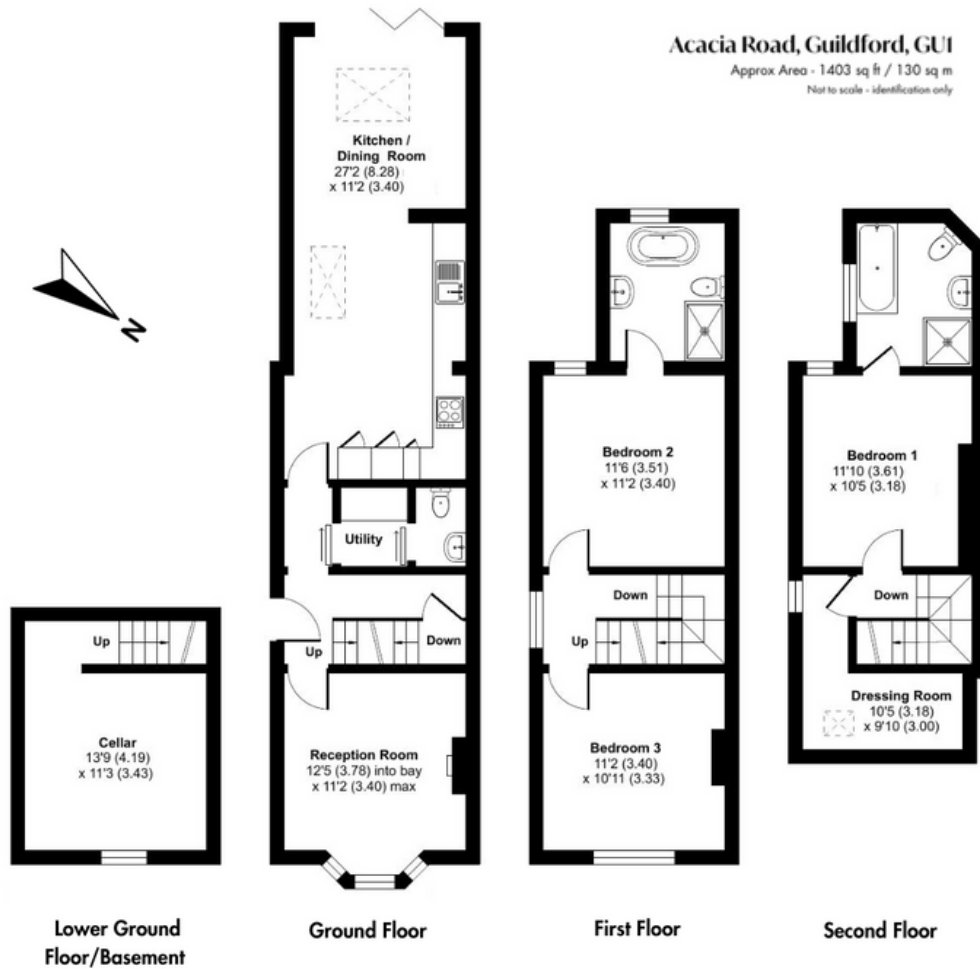
Key features

- Naturally bright
- Expansive kitchen, living & dining room
- Brilliant connectivity
- High-quality finishes throughout
- Sash windows
- A 20-minute walk to Guildford mainline station



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Locality

Conveniently situated in GU1, this property is in close proximity to all the charming eateries and retailers that Surrey's County Town has to offer. Guildford High Street is a mere 15-minute walk away, offering easy access to the heart of the town. The nearby Guildford mainline station (20-minute walk) ensures efficient travel to London Waterloo in just 38 minutes, while the A3 provides seamless connections to the M25, M3, M4, and A331, facilitating hassle-free journeys country-wide and to Gatwick and Heathrow international airports.

Education is at its finest with a selection of outstanding state schools nearby, including the highly sought-after Holy Trinity Junior School, Sandfield Primary School, Guildford County School, George Abbot Secondary, and St Peters Secondary.

Public and private school options abound, with Royal Grammar School, Lanesborough School (RGS Prep), Guildford High School, and Tormead School all within reach.

Don't miss your chance to view this exceptional property. Call now to book your slot!





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