



London Road, Guildford, Surrey

£375,000



# London Road, Guildford, Surrey

Located opposite Stoke Park and close to Guildford Town Centre is this beautifully presented two bedroom ground floor apartment. Accommodation comprises a 21ft reception room, a study, a modern and well planned 12ft kitchen, two double bedrooms, a re-fitted luxury shower room and a garage and resident's parking and situated just over a ¼ mile from London Road station and the town centre and offered with no onward chain.

Communal doors lead to the front door into the hall with door to store room that could be re-instated as a cloakroom if desired. A further door leads into the impressive 21' reception room with large window and glazed door leading to the communal gardens, oak flooring and door to separate study with large window to the front.

To the rear is a spacious and well-planned kitchen comprising an extensive range of fitted units with built-in hob, oven, grill, fridge/freezer and space for washing machine with large window overlooking the communal gardens.

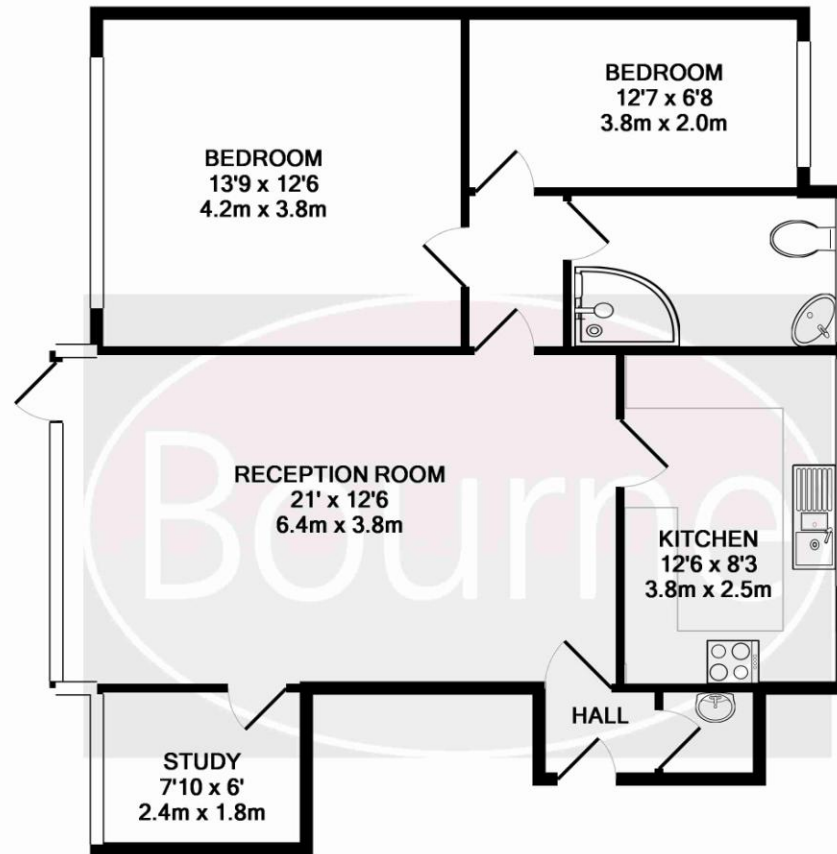
An inner hallway leads to a spacious 13'9" master bedroom with large window to rear and further double bedroom with large window. The spacious 10' bathroom has been re-fitted and now comprises a luxury shower room with large walk-in shower, wc and wash hand basin inset to vanity unit with cupboard beneath, heated towel rail and large frosted window.

Externally there are numerous resident's parking spaces and well maintained communal gardens that are mainly laid to lawn. There is also a garage in a block within the grounds to the rear.

- Town Centre Apartment
- Two Double Bedrooms
- 21' Reception Room
- Study
- Modern Kitchen
- Modern 10' Shower Room
- Long Lease
- Garage & Resident's Parking
- Close to Station & Town Centre
- Chain Free



# Floor Plan



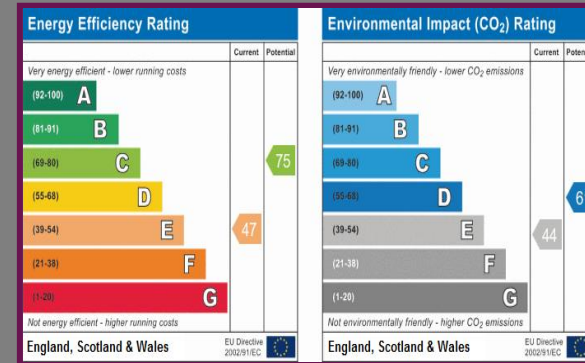
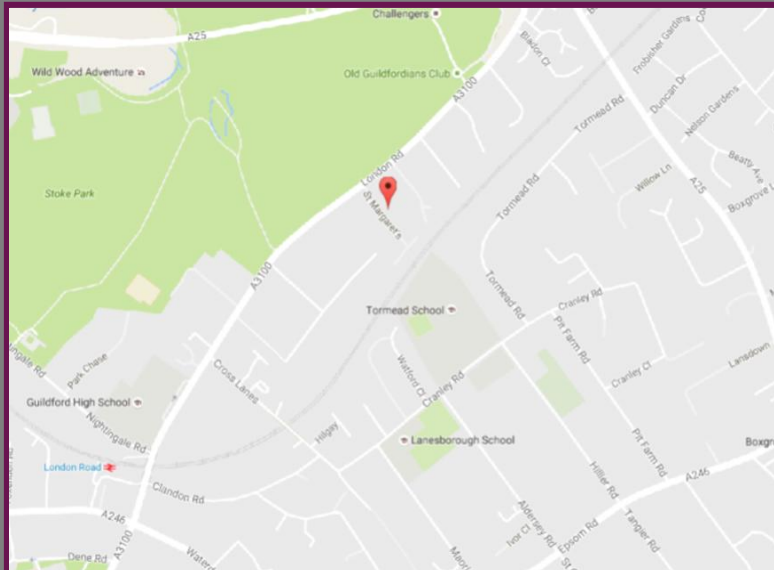
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 property is located close to the heart of Guildford town centre in a popular and sought after cul-de-sac off the London Road and opposite Stoke Park. The town centre with its vast array of shops, restaurants and leisure facilities is within approximately 3/4 of a mile. The area is well served by local bus routes and London Road Station is within approximately 3/4 of a mile.



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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