

Bourne

ESTATE AGENTS



Boxgrove Gardens, Guildford

£550,000

Boxgrove Gardens, Guildford

Positioned in the highly sought-after Boxgrove Gardens is this beautifully-presented terraced three bedroom modern house set over three floors. Built in 2010, the home benefits from the balance of the NHBC Warranty, south-facing garden, allocated parking space and is set within this popular development with stunning landscaped communal gardens and within a mile of Guildford town centre.

A covered porch leads to the entrance hall with doors to the downstairs cloakroom, well equipped fitted kitchen with built-in appliances and the spacious reception room with large cupboard and French doors to the rear leading to the private garden.

On the first floor there is a bright master bedroom with security balcony and ensuite shower room, a further double bedroom and the family bathroom. Stairs to the top/2nd floor lead to a large partially-eaved double bedroom with large walk-in cupboard and further storage cupboard.

The rear garden comprises a patio area with the remainder laid to two-tiered lawn and all enclosed by panelled fencing with gated rear access. An allocated parking space is to the right of the property on entering Boxgrove Gardens. To the centre of the development is the beautifully-maintained communal gardens and childrens play area for resident's use.

- Terraced Modern Home
- Three Bedrooms
- 17'4 Reception Room
- Fitted Kitchen
- Downstairs WC
- Ensuite & Family Bathroom
- balance of NHBC Warranty
- South-Facing Garden
- Allocated Parking Space
- Town Centre Location

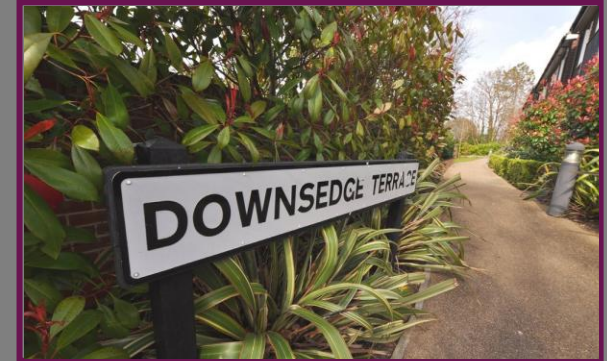
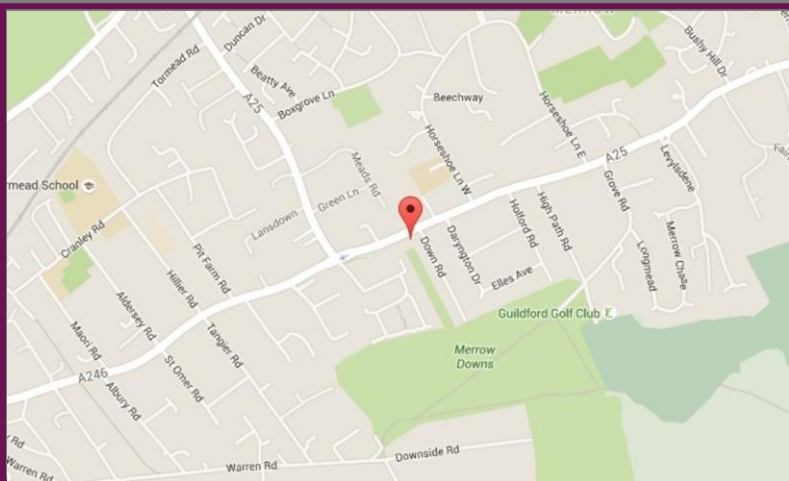


Floor Plan



Location

The property is located close to Guildford Town Centre in one of the town's most sought after locations, moments away from the vast array of shops, bars and restaurants. The house is also in the catchment area for the desired George Abbott and Boxgrove schools. London Road station is approximately 1 mile away and Guildford mainline station approximately 1.5 miles as is the A3 connecting to London, the South Coast and M25. The Surrey Downs and the locally renowned Stoke Park are also nearby.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	89 90		88 88
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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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