



ESTATE AGENT



Sydenham Road, Guildford, GU1 3RT

£650,000

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Located in the heart of Guildford town centre, catchment area of top local schools and within easy A3 access, the property offers spacious and light accommodation over three floors and sold with no onward chain.

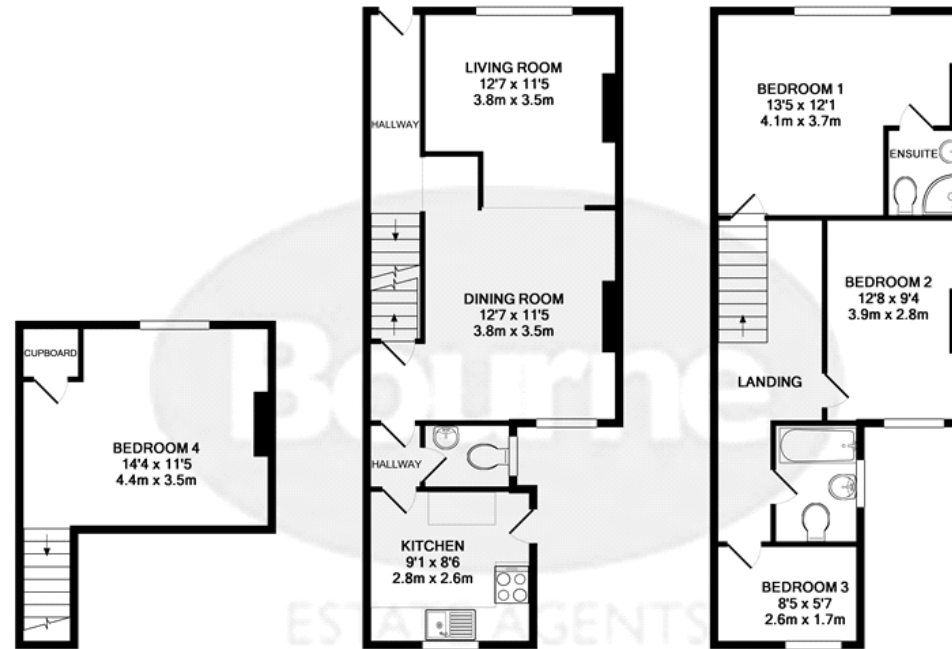
A spacious townhouse which is located within a highly desirable central location. Accommodation comprises; lounge with adjoining dining room, kitchen with fitted appliances, including dishwasher, family bathroom with a three piece white suite, three good-sized bedrooms with en suite to master and a fully tanked basement which can be utilised as either an additional reception room or large double bedroom.

Externally, the property features a split level courtyard garden and off street parking. The property is ideally positioned for Guildford Town Centre, local shops, restaurants and amenities. Guildford's mainline train station and further travel links, including; bus and motorway access are all within close proximity.

- Semi Detached House
- Central Location
- Modern Kitchen With Appliances
- Two Spacious Reception Rooms
- Downstairs Cloakroom
- Close To Guildford High Street
- Four Bedrooms
- Private Driveway
- No Chain



Floor Plan



BASEMENT LEVEL
APPROX. FLOOR
AREA 195 SQ.FT.
(18.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

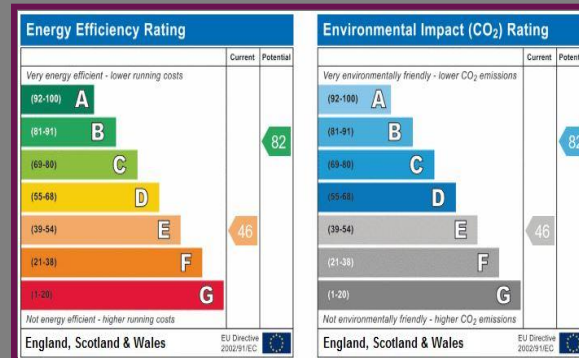
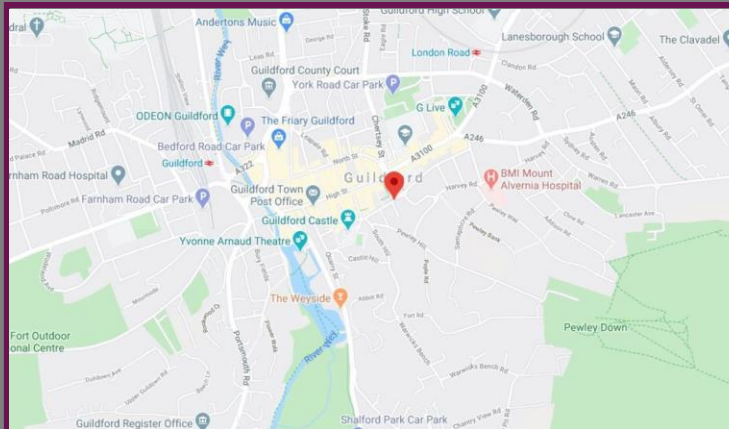
FOR ILLUSTRATIVE PURPOSES
TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

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

Sydenham Road is just behind our office right in the heart of Guildford town centre and within a few hundred feet of the High Street with it's vast array of shops and restaurants. London Road station and Guildford mainline stations are also both within walking distance.



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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