



Worplesdon Road, Guildford, GU2 9XD

OIEO £575,000

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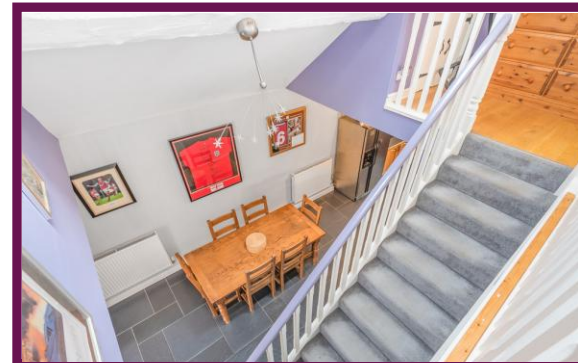
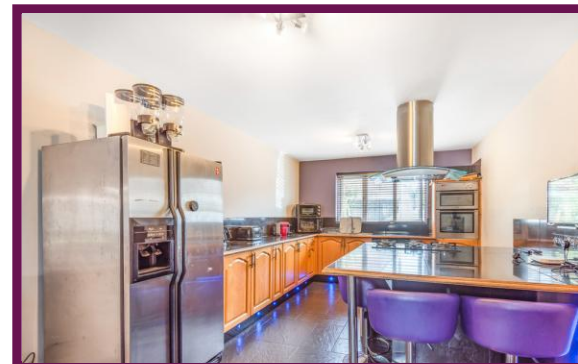
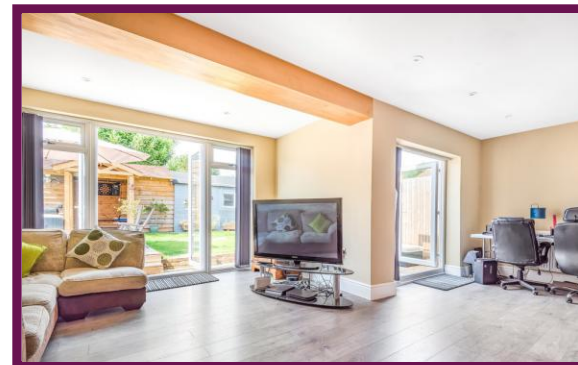
This stunning 5 bed detached family home or rental investment opportunity features spacious accommodation over two floors with a huge kitchen/dining room and large double reception room with potential home office in the garden and driveway parking to the front. Situated in the popular Rydes Hill area of Guildford, this house is close to local shops and schools and is only ½ mile from the A3 with easy access to London, the M25 and the South coast.

The front door opens to the hall with doors to two double bedrooms and a modern shower room. The hallway leads into the large open plan kitchen/dining room comprising kitchen area with breakfast bar and space for appliances with dining area with vaulted ceiling. Double doors to the rear lead to the large L-shaped reception room with twin sets of double doors to the West-facing rear garden.

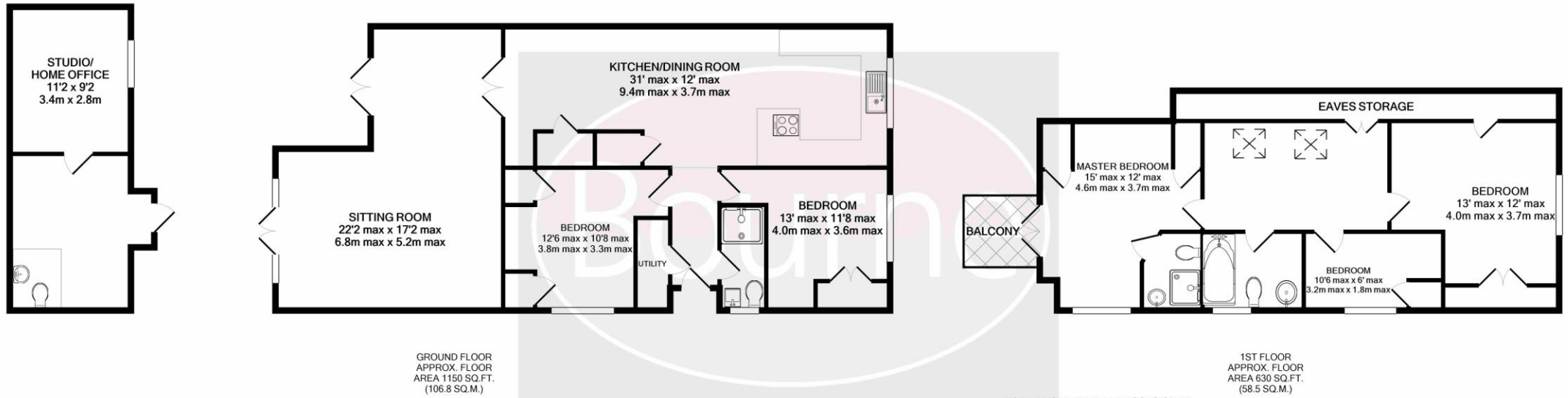
Stairs from the dining area lead to the vaulted landing with skylights. To the rear is the master bedroom with double doors out onto a balcony overlooking the garden and door to a modern ensuite shower room. Also on this floor are two further bedrooms and a family bathroom.

To the front of the property is driveway parking for 2 cars and gated side access to the rear. The west-facing rear garden comprises a paved terrace with the remainder laid to level lawn with further decked seating area. To the rear is a timber recreation shed leading through to a studio which could be converted to a Home Office if required.

- Five Bedrooms
- Three Bathrooms
- Large Reception Room
- Open Plan Kitchen/Dining Room
- West-Facing Garden
- Driveway Parking
- Potential Home Office
- Popular Residential Area
- Close to Local Shops & Schools
- Chain Free



Floor Plan



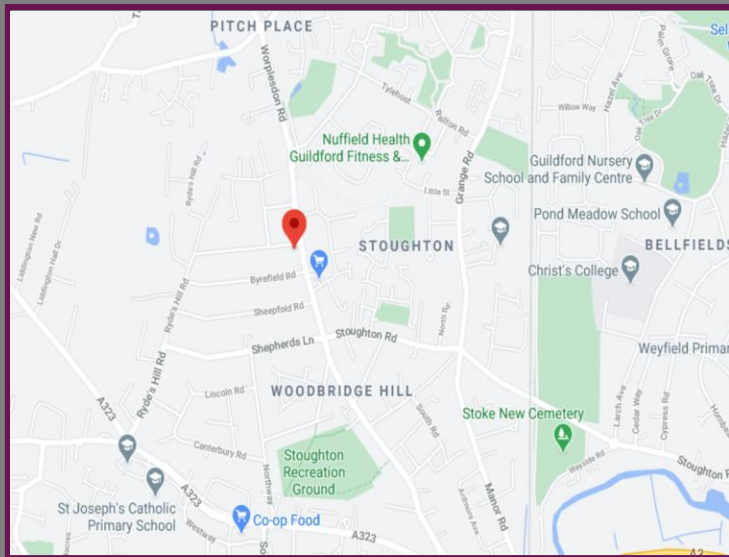
FOR ILLUSTRATIVE PURPOSES ONLY
 TOTAL APPROX. FLOOR AREA 1780 SQ.FT. (165.4 SQ.M.)

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 situated on Worplesdon Road in the popular Rydes Hill area of Guildford very close to local shops and schools. The area is well served by local bus routes and the nearby A3 which connects to London, the M25 and the south coast. Guildford town centre with its vast array of shops and restaurants and the mainline station is within approximately 1.5 miles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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...

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