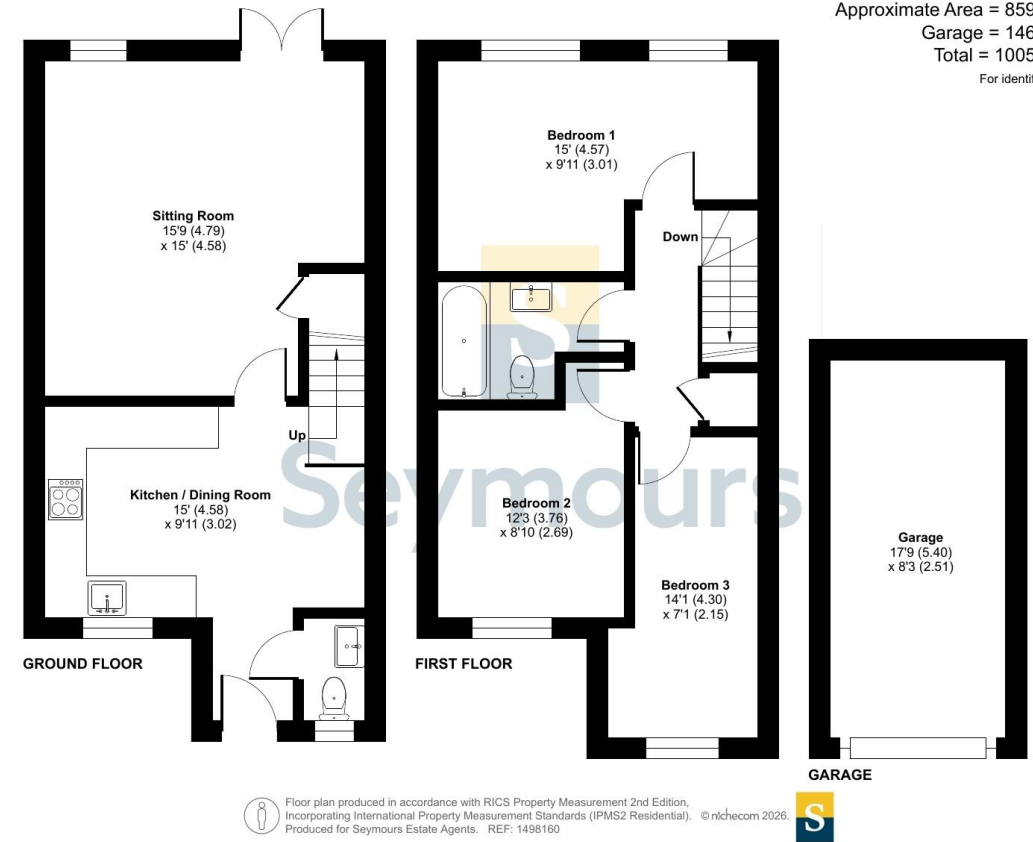


Cumberland Avenue, Guildford, Surrey, GU2

Approximate Area = 859 sq ft / 79.8 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1005 sq ft / 93.3 sq m
For identification only - Not to scale



Seymours



3 Cumberland Avenue
Guildford, Surrey, GU2 9RQ

£450,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 1 bath
- EPC Rating C
- 1005 sq. ft
- Worplesdon 1.6 miles

- Mid-terrace
- Off-street parking
- Garage to the rear
- Well-presented
- Ground floor cloakroom
- Excellent transport links
- Well-regarded schools nearby
- Within easy reach of Guildford town centre

A well-presented three bedroom terraced home offering spacious and well-planned accommodation, ideally situated in a popular residential location on the western side of Guildford. The property benefits from a generous kitchen/dining room, a bright rear sitting room opening onto the garden, a garage and driveway parking.

The accommodation is entered via an entrance hall with a useful cloakroom. To the front of the property is a modern kitchen/dining room fitted with a comprehensive range of high-gloss wall and base units, complemented by wooden work surfaces, integrated oven and hob with extractor above and ample space for further appliances, together with plenty of room for family dining. To the rear, the generous sitting room spans the full width of the house, creating an excellent reception space with ample room for both seating and home working, whilst French doors provide direct access to the rear garden and flood the room with natural light.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is a generous double enjoying plenty of natural light, while the second bedroom is also a comfortable double. The third bedroom provides an ideal child's bedroom, nursery or home office. The family bathroom has been stylishly refitted with a contemporary suite comprising a panelled bath with rainfall shower over, wash hand basin and WC.

Outside, the rear garden is enclosed and enjoys a paved terrace adjoining the house, leading onto an area of lawn, providing an excellent space for relaxing and entertaining. A garage is situated to the rear of the property, while the front benefits from driveway parking.

Cumberland Avenue is conveniently positioned within easy reach of local shops, schools and everyday amenities, with Guildford town centre offering an extensive selection of shopping, restaurants, cafés and leisure facilities. Guildford's mainline railway station provides regular services to London Waterloo in approximately 35–40 minutes, while the nearby A3 offers excellent road connections to London, the M25 and the south coast.

Transport Links

Worplesdon 1.6 miles
Guildford 2.0 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk



Desirable location



Off-street parking and a garage

