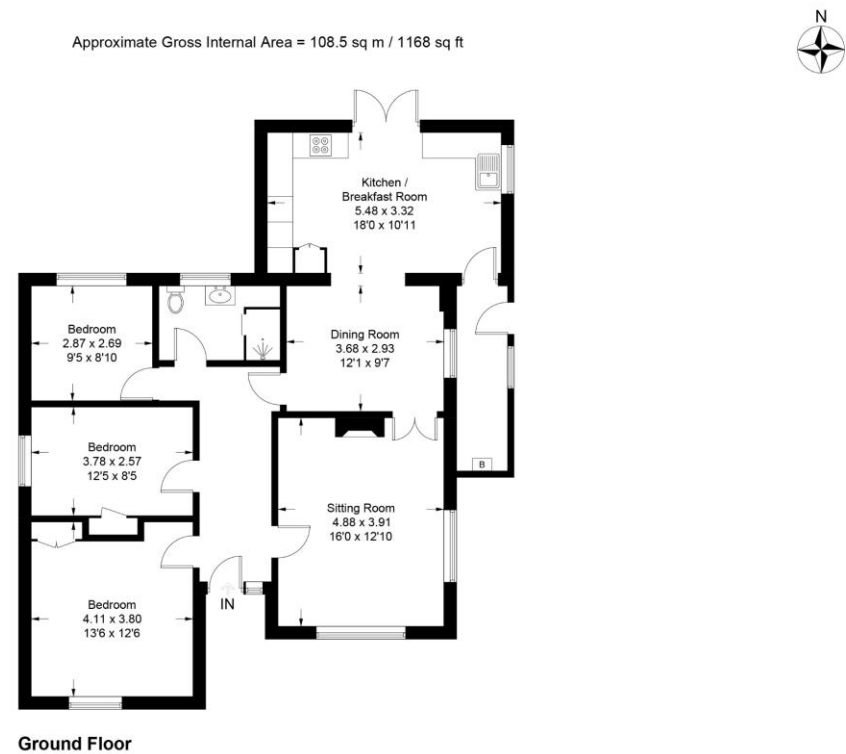


Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1331069)
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Jon-Jan, Aldershot Road
Guildford, Surrey, GU3 3HF
£499,000 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 D
- 1168 sq. ft
- Wanborough 2.0 miles
- No onward chain
- Detached bungalow
- Off-street parking
- Two reception rooms
- Opportunity to improve and extend STPP
- Excellent transport links

Offered to the market with no onward chain, this three bedroom detached bungalow provides spacious and versatile accommodation, complemented by driveway parking for two cars and a generous, well-established rear garden.

The entrance hall provides access to the principal rooms and includes useful built-in storage. The generous sitting room enjoys plenty of natural light from windows to the front and side, with a brick fireplace creating a central focal point.

A separate dining room adjoins the kitchen/breakfast room, creating a sociable and practical arrangement. The kitchen is fitted with a range of white units, work surfaces and an integrated oven, with space for additional appliances and ample room for everyday dining. Double doors open directly onto the rear garden.

There are three bedrooms, including a spacious principal bedroom with fitted wardrobes. The two further bedrooms offer flexibility for family, guests or home-working, with one also benefiting from built-in storage. A shower room comprising a walk-in enclosure, wash basin and WC completes the accommodation.

Outside, the property is approached via a driveway providing off-street parking for two cars. The generous rear garden offers a high degree of privacy and is mainly laid to lawn, with mature trees, hedging and shrubs around the boundaries. A paved terrace beside the bungalow provides space for outdoor seating, while a greenhouse offers additional scope for keen gardeners.

The property would benefit from some updating and offers an excellent opportunity for a new owner to personalise the interior, with potential to extend subject to the usual planning consents.

Situated on Aldershot Road, close to Fairlands and Worplesdon, with local shops, schools and countryside walks within easy reach. Guildford town centre offers an extensive range of shopping, dining and leisure facilities, together with a mainline station providing regular services to London Waterloo in approximately 35–40 minutes. The A3 is also readily accessible, providing convenient road connections to London, the M25 and the wider motorway network.

Transport Links

Wanborough 2.0 miles
Brookwood 2.7 miles

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

Viewings by appointment only
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