



Ferndown Close, Guildford
Surrey, GU1

HAMPTONS
INTERNATIONAL

Beyond your expectations

Family home in prime Guildford location

Hamptons International

2 Chertsey Street, Guildford, Surrey, GU1 4HD

Sales. 01483 502222

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www.hamptons.co.uk

5 bedrooms | en suite bathroom | 2 en suite shower rooms | family bathroom | entrance hall | cloakroom | sitting room | dining room | family room | kitchen/breakfast room | utility room | double garage | gardens

Guide Price £1,250,000 Freehold

Description

This is a well proportioned modern family home in one of Guildford's prime locations. Offered for sale with no onward chain, the accommodation is bright and spacious with a well thought-out layout of rooms and contemporary finish. The property has five bedrooms of which three have ensuite bathrooms. There is also a family bathroom, large landing area and the majority of the bedrooms benefit from built in storage. On the ground floor there are four reception rooms, large kitchen breakfast room, utility room and W.C. The rooms are well proportioned with a large entrance hall linking the rooms and creating a lovely open feel on entering the home.

Outside

To the front the property has a double garage and off-road parking whilst to the rear the gardens are mainly laid to lawn. Directly to the rear of the property is a patio area which is ideal for evening entertaining and alfresco dining, accessed via patio doors from the sitting room and kitchen/ breakfast room. On the boundaries there are mature shrubs and planted beds which add wonderful detail to the space.

Location

The property is situated in a highly sought-after area about one mile from the town centre which has a wide range of shopping, social and recreational amenities. Within the area are renowned private schools including Tormead School, Lanesborough, Guildford High School

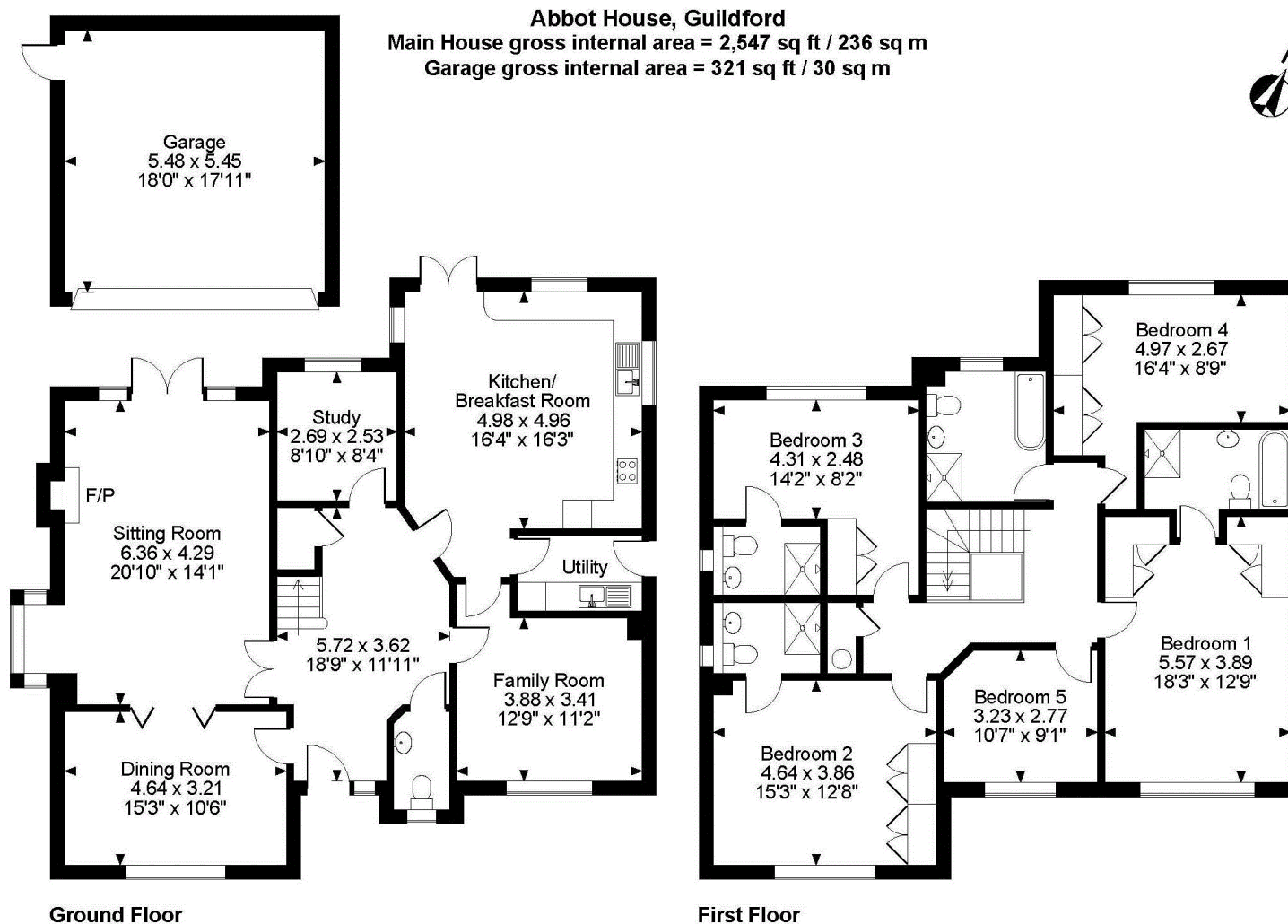
and the Royal Grammar School, as well as excellent primary and secondary state schools. London Road Station with services to Waterloo in about one hour is within 0.7 mile whilst the mainline station (about 1.6 miles) has fast and frequent services to Waterloo in 38 minutes. The A3 provides access to central London, the south coast and via the M25 to Heathrow and Gatwick Airports. There is access within 0.5 mile to beautiful walking countryside on the Downs.

Additional Information

Guildford Borough Council Tel: 01483 502222. Tax Band H. All mains services are connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

