



Brittens Close, Guildford
Surrey, GU2



Beyond your expectations

Modern home in South facing gardens

Hamptons International

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www.hamptons.co.uk

3 Generous Bedrooms | Kitchen Breakfast Room | Entrance Hall | Cloakroom | Living Room | Dining Room | Study | Sun Room | Bathroom | Shower Room | Utility Room | South Facing Garden | Private Parking

Guide Price £575,000 Freehold

Description

A fine modern home, currently configured as a three double bedroom property but easily reconverted into four. Offered for sale with no onward chain the property is light, well proportioned and smartly presented with neutral decor and modern fittings throughout. The kitchen is fitted with a wide range of storage, appliances and plenty of work surface and is large enough to house a good sized table for informal dining. Adjacent to the kitchen and opening out onto the rear garden is a wonderful sun room with pitched and glazed roof and this in turn leads to a useful utility room and further store. There are three large bedrooms on the first floor, the largest of which was originally two rooms, and two bathrooms. Set towards the end of a quiet, no-through residential road, the property enjoys a peaceful and surprisingly private setting.

Outside

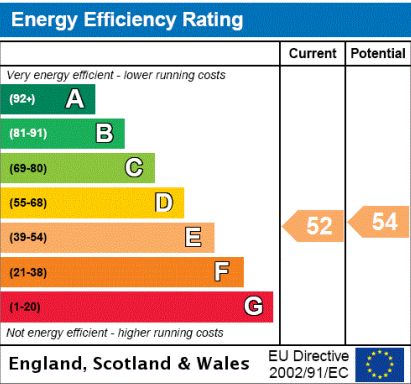
Gardens are a real feature of the property, principally lying to the rear and facing almost directly due South but with gravelled parking and mature shrub beds to the front. Owing to its location on a slight bend in the close, the gardens for this property widen from front to back and provide a remarkable space of level lawns and various seating areas. Carefully landscaped and beautifully tended there is plenty of paved terrace directly adjoining the house to enjoy alfresco entertaining and attractive flower beds and mature borders surrounding the garden itself.

Location

Located on the northern edge of Guildford and on the doorstep of Whitmoor Common, the property is within 3 miles of Guildford town centre and the same of Worplesdon station. Guildford itself is a vibrant and attractive town centre and offers a comprehensive range of shopping, social, recreational and educational facilities. Renowned as having excellent transport links by rail (Worplesdon, Guildford and London Road as well as Woking under 5 miles to the north) and road (A3 and M25 nearby), the area is a popular choice for many, surrounded by Greenbelt countryside. There are a good number of schools in the area, both state and private.

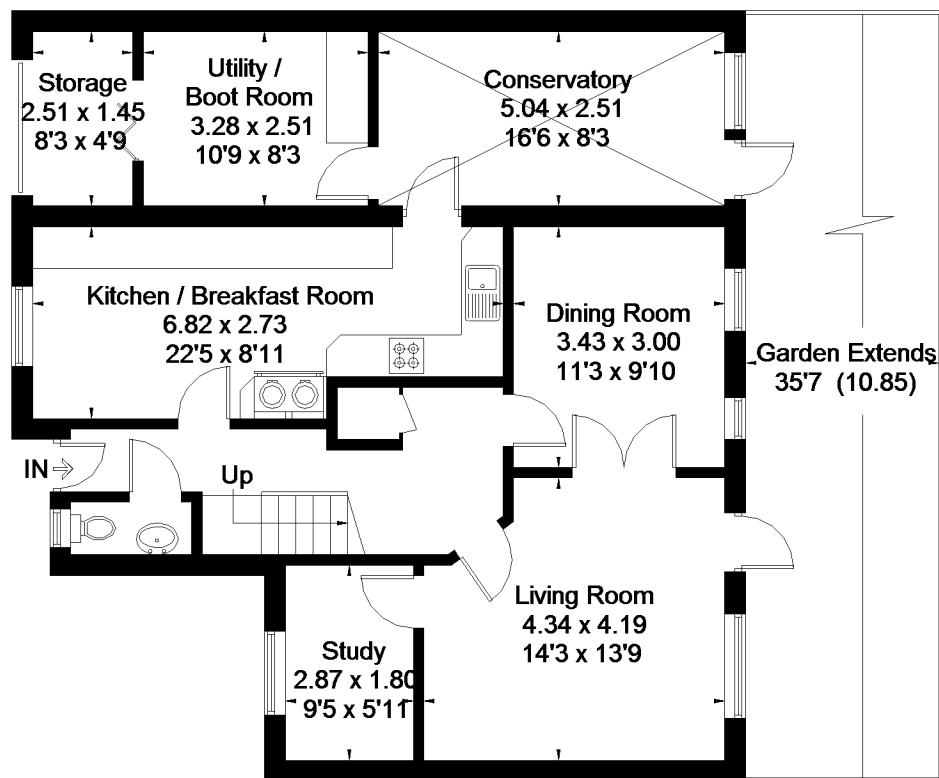
Additional Information

Guildford Borough Council, Tax Band F. All mains services connected.

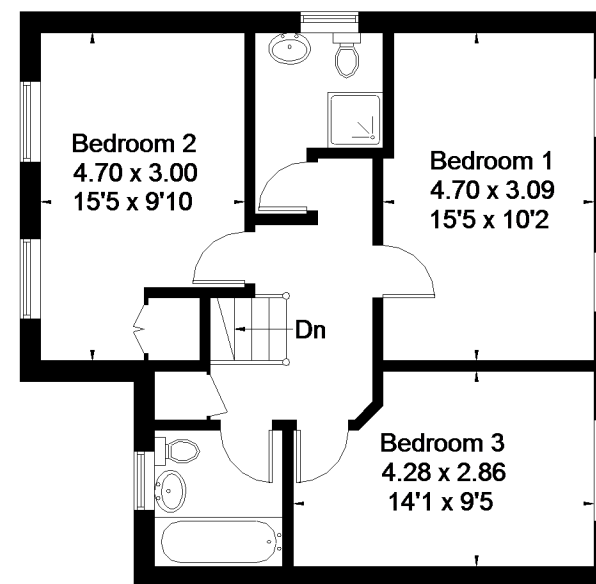


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Approximate Gross Internal Area
149.0 sq m / 1603 sq ft



Ground Floor



First Floor

Illustration for identification purposes only. Not to scale
Ref: 170846

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.

