



Excellent family home in a sought after position

2 Hitherbury Close, Guildford, Surrey, GU2 4DR

£985,000 Freehold



Conveniently situated for schools, station and the town • Large reception room • Four bedrooms • Family bathroom • Private rear garden • Garage

Local information

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants all within a short distance. The recently redeveloped Tungsate Quarter is in close proximity, and boasts the Ivy Brasserie and Gail's Bakery amongst its highlights. The area also features the historic Guildford Castle grounds and country walks are varied with Pewley Down and The Chantries close by.

Guildford mainline station is approximately 1.4 miles away and has a frequent service to London Waterloo, with journey times from around 35 minutes. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network.

There is an excellent selection of schools in the area, including Guildford County School, The Royal Grammar School, Guildford High School and Tormead amongst many others. There is also the University of Surrey and Guildford Law College located in the town.

About this property

Located in a popular position, 0.6 mile from Guildford station, 2 Hitherbury Close is a practical family home with well balanced accommodation.

The reception room is a memorable space, measuring

over 26 ft, this is ideal for family living, dining and relaxing. There is an open fireplace with brick surround and French doors opening on to the terrace and garden.

The kitchen has been fitted with traditional cabinetry, a Falcon range cooker and enjoys a lovely outlook across the front garden.

Four double bedrooms can be found on the first floor with use of a generous size bathroom with a bath and a shower.

Outside, the pretty rear garden has well stocked borders, a large area of lawn, play area and is fully fenced.

To the front of the property is well kept frontage, and access to the attached garage and two driveways. A car port is located to the rear of one driveway.

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band = G

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills






2 Hitherbury Close, Guildford, Surrey, GU2 4DR
Gross internal area (approx) 1279 sq ft
Outbuildings 172 sq ft
Total 1451 sq ft

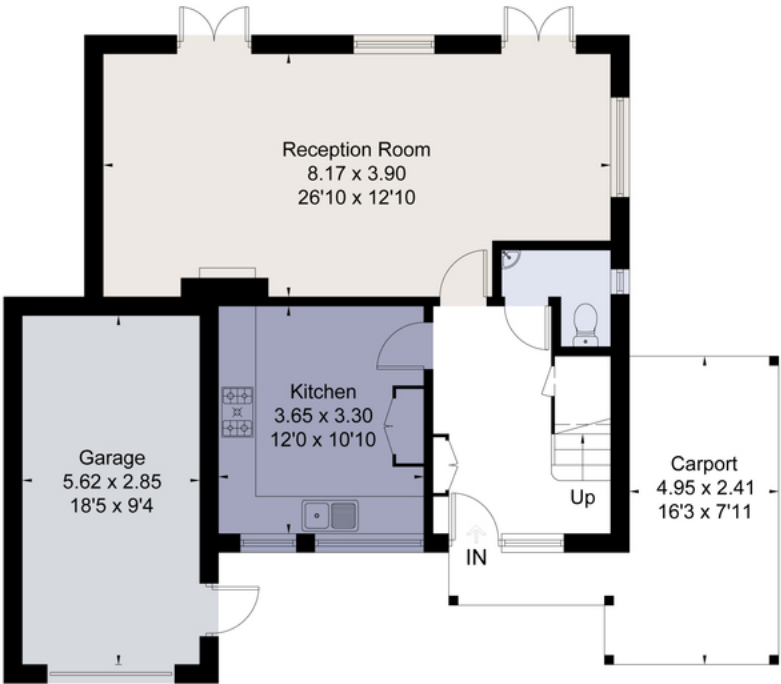
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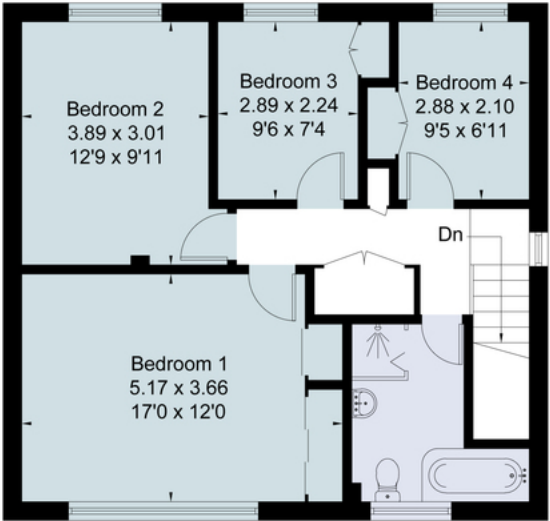
Approximate Area = 1279 sq ft / 118.8 sq m
Garage = 172 sq ft / 16 sq m
Total = 1451 sq ft / 134.8 sq m
Including Limited Use Area (11 sq ft / 1 sq m)
For identification only. Not to scale.
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 = Reduced head height below 1.5m

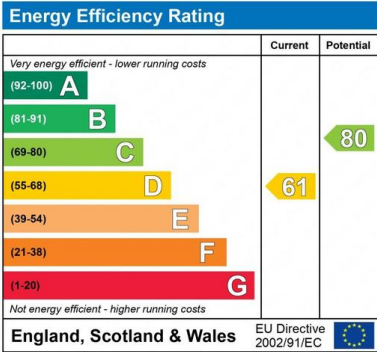


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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