



A charming detached family house

22 Broadwater Rise, Guildford, GU1 2LA

Freehold



No onward chain • Four bedrooms and a study • Long driveway and garages • In need of modernisation • Detached • Working fireplace

Description

Located in one of Guildford's prime residential streets, Old Hatch is a splendid detached house offering a fantastic private location. The property has been well maintained, but will now benefit from modernisation throughout. The property comprises a large 21'11 sitting room with direct access to the garden. Also on the ground floor is a separate dining room, kitchen, WC and an integral garage. The first floor consists of four bedrooms, a study and a family bathroom. The rear garden offers a great deal of privacy, whilst to the front of the property is a large driveway with space to park multiple vehicles and access to a further garage. Old Hatch is offered to the market with no onward chain. An internal viewing is highly recommended.

Location

The house benefits from its proximity to an excellent range of local amenities and communications. Guildford offers a very good range of High Street shopping, restaurants, banking and the usual town centre services, including two theatres, multiplex cinema and the G-Live live entertainment venue. The main line station provides a fast and frequent service between Portsmouth and London, with journey times

to Waterloo from around 36 minutes. In addition, London Road station offers a service to London in about one hour. Road communications are also good, with the A3 providing a direct link to London and the south coast, as well as connecting with the M25 at Wisley for the airports and the national motorway network. The area is particularly well served with a wide choice of schools, including Boxgrove Primary, St Peter's, George Abbot, Lanesborough, Tormead, Holy Trinity, Royal Grammar School and Guildford High.

Services

All services are on mains.

Council

Guildford borough
01483 505050

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





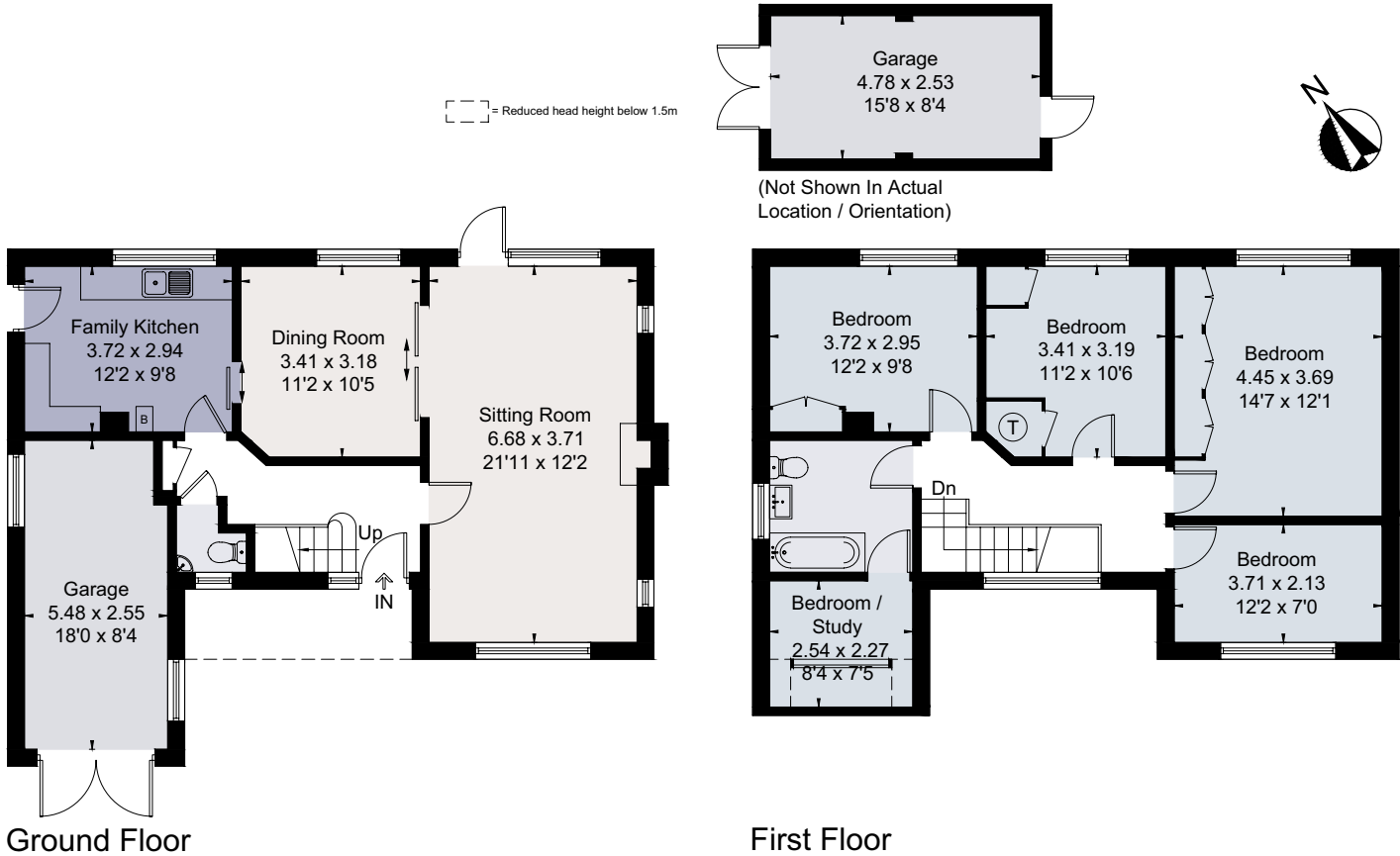
22 Broadwater Rise, Guildford, GU1 2LA
Approximate Area 128.4 sq m / 1382 sq ft
Garages 26.2 sq m / 282 sq ft
Total 154.6 sq m / 1664 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



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