



Extensive accommodation and secluded gardens

2 Gatley Drive, Guildford, Surrey, GU4 7JJ

Freehold



Kitchen and utility room • Three reception rooms • Study • Five bedrooms (one en suite) • Family bathroom • Private rear garden • Double garage

Local information

The property occupies a convenient location on a sought after residential road, approximately 2 miles from Guildford's High Street and within easy reach of all the local amenities of Merrow. Guildford offers a wide range of shopping, leisure and cultural amenities, including restaurants, the renowned Yvonne Arnaud theatre, G Live entertainment venue and a multiplex cinema.

Communications are good, with the A3 connecting with the M25 at Wisley for access to the airports and the national motorway network. In addition, the town benefits from two railway stations offering fast and frequent services into London Waterloo, with journey times from about 33 minutes.

There is a selection of schools nearby, including Guildford High School, Royal Grammar School, Lanesborough, Tormead, George Abbot and St Catherine's.

Sporting and recreational opportunities include the Spectrum Sport and Leisure Centre, golf at a number of local clubs and rowing on the River Wey.

In addition, Guildford lies in the heart of the Surrey Hills Area of Outstanding Natural Beauty, with beauty spots such as Newlands Corner, St Martha's Hill and Winkworth Arboretum offering miles of countryside for walking, cycling or riding.

About this property

The property was built, we believe, in the 1980's and represents a well balanced family home on a pleasant residential road. The house has well-proportioned, spacious and light accommodation making it perfect for family living and enjoying well screened gardens.

Upon entering the property, the sitting room has a feature fireplace and leads to the dining room and a large conservatory. The kitchen has a range of fitted cupboards, a built in oven and a breakfast bar, there is a utility room with access to the side of the property and the garaging. The property also has a study, ideal for home working.

The impressive principal bedroom has built-in wardrobes and an en suite bathroom. Four further bedrooms are found on the first floor along with a family bathroom.

The pleasant gardens are easy to maintain with a paved terrace and areas of lawn, an ideal space for entertaining. Of particular note is a pretty water feature.

2 Gatley Drive also has a double garage and space for additional parking.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





2 Gatley Drive, Guildford, Surrey, GU4 7JJ

Gross internal area (approx) 1890 sq ft

Outbuildings 284 sq ft

Total 2174 sq ft

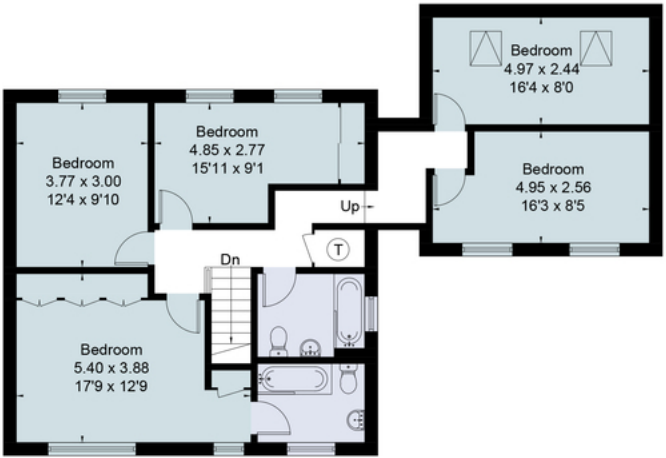
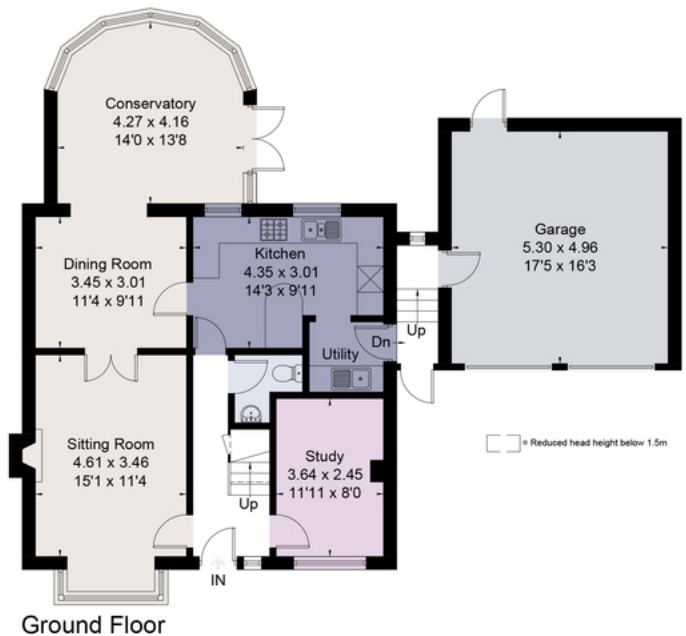


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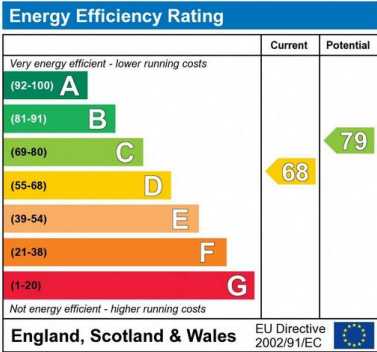
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Approximate Area = 175.6 sq m / 1890 sq ft
Garage = 26.4 sq m / 284 sq ft
Total = 202 sq m / 2174 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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