



Well presented three bedroom family home

111 Rydes Hill Road, Guildford, Surrey, GU2 9TY

Freehold



Kitchen with adjoining dining room • Sitting room with log burning stove • Downstairs cloakroom • 3 double bedrooms • Family bathroom • Patio and large rear garden • Outbuilding • Driveway parking

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 Rydes Hill, 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

The property represents an attractive semi detached house with a delightful garden, situated in a popular residential location.

The kitchen with exposed brick wall has been fitted with traditional cabinetry and built-in

appliances and leads to the adjoining dining room, a spacious and light space with access to the gardens via French doors. The comfortable sitting room has a fireplace with a log burning stove, there is useful storage space, and the downstairs is completed by a cloakroom.

First floor accommodation is well planned with three large double bedrooms and a generous sized family bathroom.

Outside, the gardens have been well maintained and are perfect for enjoying the summer months. There is a large area of level lawn, planted borders running the length of the garden as well as several seating areas and a potting shed. Of note is an outbuilding/store adjacent to the patio.

The off street parking is graveled and is located to the front of the property which is gated with video intercom door entry system.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





111 Rydes Hill Road, Guildford, Surrey, GU2 9TY

Gross internal area (approx) 1309 sq ft

Outbuildings 109 sq ft

Total 1418 sq ft

Savills Guildford

01483 796 800

guildford@savills.com



savills

savills.co.uk

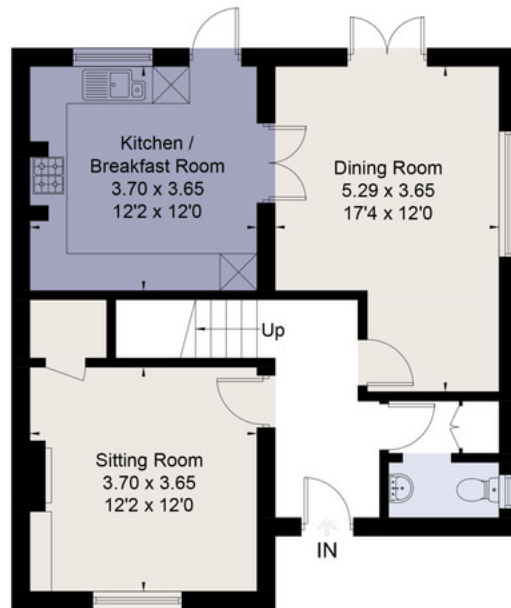
Approximate Area = 1309 sq ft / 121.6 sq m

Outbuilding = 109 sq ft / 10.1 sq m

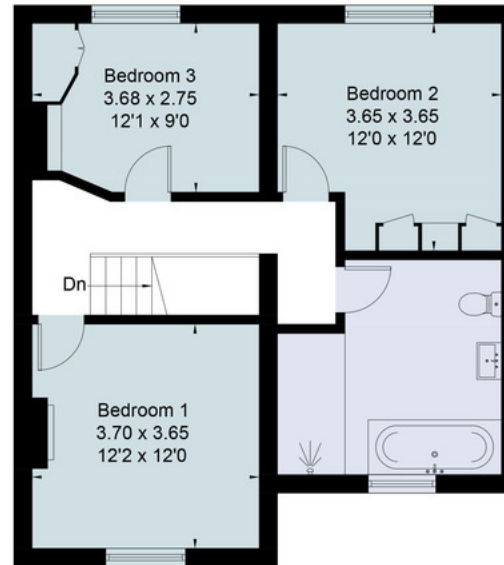
Total = 1418 sq ft / 131.7 sq m

For identification only. Not to scale.

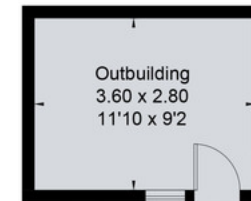
© Fourwalls



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 291270

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22021011 Job ID: 155877 User initials: AD

