



Detached family home in a convenient position

4 Waltham Avenue, Guildford, Surrey, GU2 9QE

Freehold



Open plan kitchen/ dining room • Sitting room with bay window • Utility room • Three bedrooms • Family bathroom • Large rear garden • Detached garage • Off street 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

4 Waltham Avenue is an attractive detached home situated in a convenient position within close proximity of excellent schools and major transport links.

A particular feature of the property is the generous sized, modern kitchen with adjoining living/ dining room and a utility room to the rear. This space is wonderfully light, ideal for family living, and has the benefit of French doors opening on to the pleasant rear garden.

Upstairs are three well-proportioned bedrooms and a family bathroom.

To the front of the property is a gravelled front garden and side access to the rear garden. The garden is low maintenance and mainly laid to lawn with the garage situated within the garden also.

Off street parking is located to the front of the property.

4 Waltham Avenue is a fantastic opportunity to acquire a family home or investment opportunity.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





4 Waltham Avenue, Guildford, Surrey, GU2 9QE

Gross internal area (approx) 1073 sq ft

Outbuildings 87 sq ft

Total 1160 sq ft



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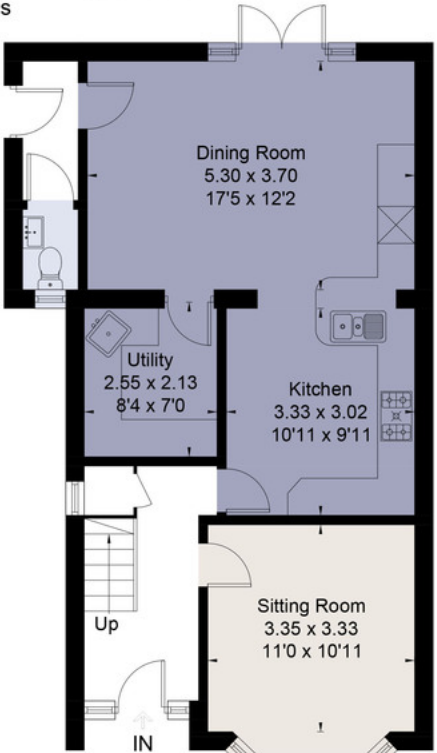
Approximate Area = 1073 sq ft / 99.7 sq m

Garage = 87 sq ft / 8.1 sq m

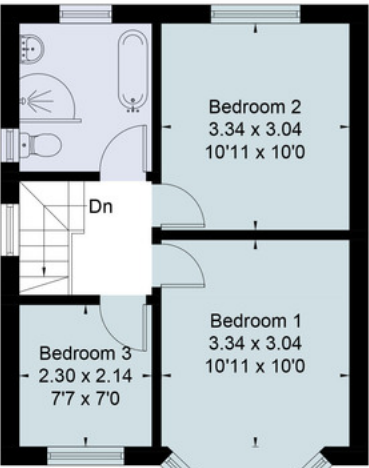
Total = 1160 sq ft / 107.8 sq m

For identification only. Not to scale.

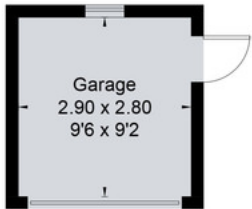
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Ground Floor

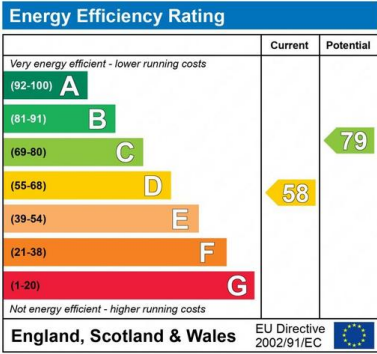


First Floor



(Not Shown In Actual Location / Orientation)

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