



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

London Road, Guildford, GU4

Guide Price £1,250,000

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- Five bedroom detached house
- Vaulted ceiling kitchen/diner extension
- Landscaped garden with cabin
- EV charging point
- Utility room
- Three bathrooms
- Catchment area for George Abbot
- Gated driveway
- Solar Panels
- Large attic space



This spacious five-bedroom, three-bathroom detached home boasts a wealth of features, including a vaulted ceiling in the kitchen-diner, a landscaped garden, and a large driveway with EV charging point. The ground floor offers multiple reception rooms: a snug, library, and keeping room. There's also a bedroom/playroom, a smart larder, and a bathroom. The extension at the rear features a large kitchen-diner with vaulted ceilings and a spacious utility room, with bi-folding doors opening onto the beautiful garden and large rear cabin. Upstairs, you'll find four generous bedrooms and two bathrooms. The attic provides an impressive high-ceilinged space. Located in Burpham, the property is just 2 miles from Guildford Town Centre. It's close to local shops, Sainsbury's, and several schools, including George Abbot, St.Peters and Burpham Primary. The A3 junction offers quick access to London, and Guildford and Woking stations are a short drive away.





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Approximate Gross Internal Area = 186.5 sq m / 2007 sq ft
Cabin = 28.2 sq m / 303 sq ft
Total = 214.7 sq m / 2310 sq ft



Illustration for identification purposes only. Measurements are approximate, not to scale. Fourtaka.co.uk (01167136)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	