



**Pacey
Wingent
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INDEPENDENT PROPERTY AGENTS

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

Riverside, Guildford, GU1

Offers Over £400,000

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- No onward chain
- Two double bedroom split level maisonette
- Walk-in-wardrobe
- Shared driveway with off-street parking
- Easy access to A3/M25
- Share of freehold
- Two bathrooms
- EPC Rating C
- Moments from Guildford town centre and train station
- Located near the River Wey, residents can enjoy scenic walks along the canal path



***** Chain Free ***** This beautifully presented, modern maisonette is an ideal home for those seeking a blend of town-centre convenience and serene living.

The property offers a spacious and contemporary feel throughout, featuring two double bedrooms and two bathrooms, with the added luxury of a walk-in wardrobe.

The location provides easy access to the vibrant Guildford town centre, while also offering a tranquil environment near the River Wey. Residents can enjoy scenic walks along the canal path, providing a peaceful escape from the bustling town.

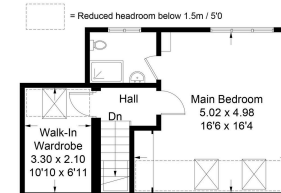
The home also benefits from a shared driveway with off-street parking and excellent transport links, with easy access to the A3 and M25 motorways.





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Approximate Gross Internal Area = 103.2 sq m / 1111 sq ft



Second Floor



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtells.co.uk (01250938)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	