



Wood Street £700,000 (Freehold)

In the heart of semi rural Wood Street Village a pretty, part-tile hung, 4 bedroom, semi detached house in beautiful, decorative order. EPC Rating: D



Dating from the 1930's, this is a charming family home of great character which has been fully modernised by our clients with a contemporary theme and has an open-plan flow on the ground floor that works very well in terms of the needs of modern day family living.

A sunny, south facing front garden, with ample driveway parking and access to the large double garage gives way to the front door and then a hallway with a slate floor and room to store coats and shoes. Turning left, immediately before the stairs, takes you into the sleek, modern black and white kitchen with a lovely aga and breakfast bar. An external door gives useful direct access to the garage and from the rear of the kitchen there is access to the rectangular living room on the back of the house which has modern oak floor throughout and sliding doors to the rear paved patio. From the living room is an archway into the dining room where there is a lovely working fireplace, and from here the circle is complete back to the the entrance hall. Upstairs, there are four good size double bedrooms with an attractive wooden balcony on the back with doors out from the master bedroom. The family bathroom is generous in size, and is fully modernized with separate shower and bath.

- Four double bedrooms

- A charming 1930's family home
- Open plan ground floor
- Overlooking fields to the rear
- 80ft garden

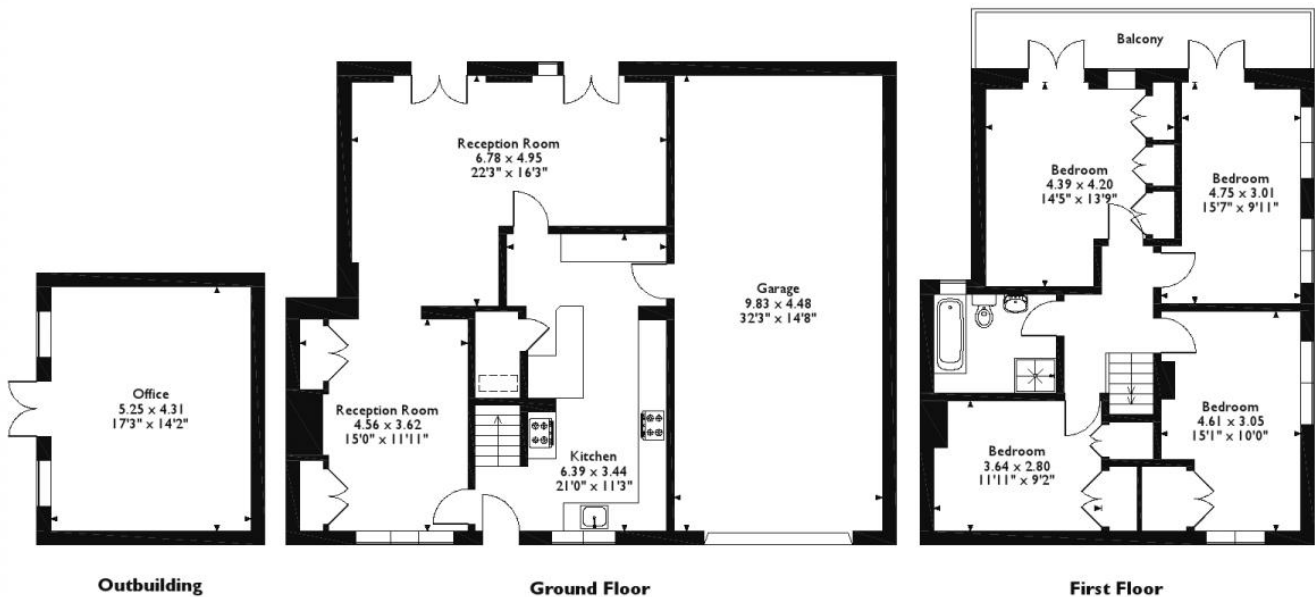
Floorplan

Approximate Gross Internal Area

Main House = 142 sq M/1533 sq Ft

Garage = 44 sq M/472 sq Ft

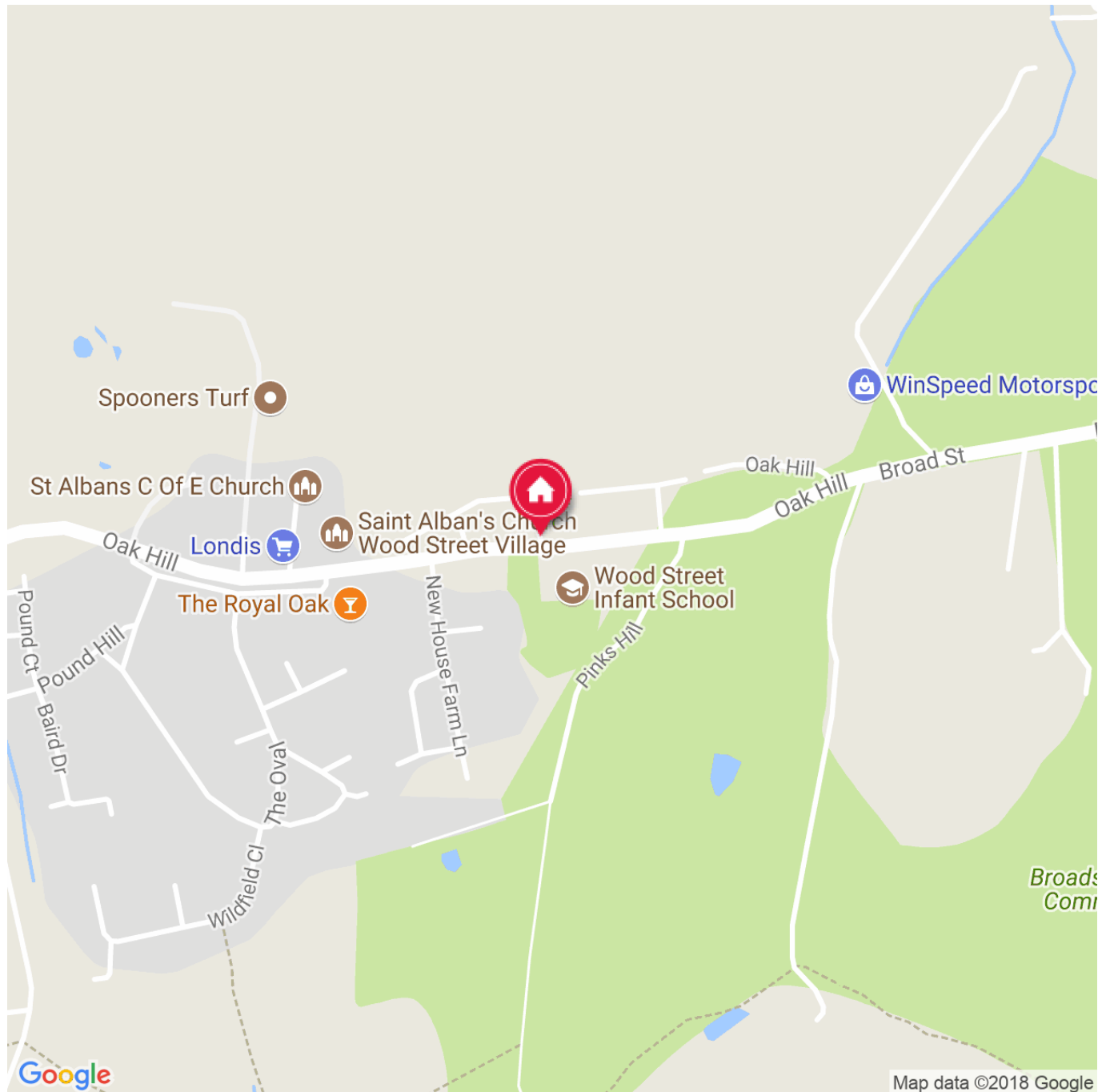
Outbuilding = 23 sq M/243 sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

Situated to the North West of Guildford, Wood Street Village is a delightful semi-rural location, surrounded by green fields and open countryside, yet still within easy striking distance of Guildford Town Centre. The village has a strong community feel, with central village green, pub, school and shop. However, Guildford's historic and cobbled High Street is less than a 10 minute car ride away for a comprehensive array of shops and restaurants, in addition to the entertainment venues of the G-live, multi-screen cinema and Yvonne Arnaud theatre. Good commuter rail links can be had by easily accessing either Guildford mainline station or Worplesdon, or by road via the A3/M25.



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