



21 Stocton Close, Guildford, Surrey, GU1 1HR

21 STOCTON CLOSE, GUILDFORD, SURREY, GU1 1HR

MODERN END-TERRACE
HOME

TWO DOUBLE BEDROOMS

TWO EN-SUITES

OFF-ROAD PARKING SPACE

NO ONWARD CHAIN

OPPORTUNITY TO UPDATE
HOME

LIVING/DINING ROOM

GARAGE IN A BLOCK

CLOSE TO GUILDFORD'S
CENTRE

EPC: D



A modern two-bedroom end-terrace home with a garage and parking; conveniently situated in a gated development within easy access of the A3 and walking distance of Guildford's centre and the mainline station.

THE PROPERTY

A modern and well-appointed end-terrace home that would now allow the new owners to update and make their mark. The property also benefits from a garage, off-road parking space and is conveniently situated in a gated development close to local shops, the A3 and less than a mile from Guildford's High Street.

Accommodation comprises: entrance hall, downstairs cloakroom, living/dining room with laminate wood flooring, electric fireplace and French doors opening to the rear garden; kitchen fitted with a range of white units, integrated appliances to include an oven, 4-ring gas hob with extractor fan above and vinyl flooring. Upstairs, there are two double bedrooms; bedroom one benefits from a range of fitted wardrobes/drawers and en-suite shower room comprising basin with vanity storage under and w.c., and part-tiled walls; bedroom two has an en-suite bathroom fitted with a white suite comprising bath, basin with vanity unit under, w.c., and part-tiled walls.



THE GROUNDS

Towards the front of the property, there is a single garage in a block with a parking space to the front. The property has an attractive area of front garden laid to lawn with paved pathway to the front door and storage cupboard adjacent to the front door. The rear garden is mainly laid to lawn with fenced perimeter and a side gate with paved pathway giving access to the front of the property.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 40 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. Sporting and recreational facilities are extremely well catered for at the Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.7 miles

GUILDFORD MAINLINE STATION | 0.9 miles

WOKING | 5.8 miles

LONDON WATERLOO | from approx. 36 minutes
(from Guildford mainline station)

CENTRAL LONDON | 32 miles

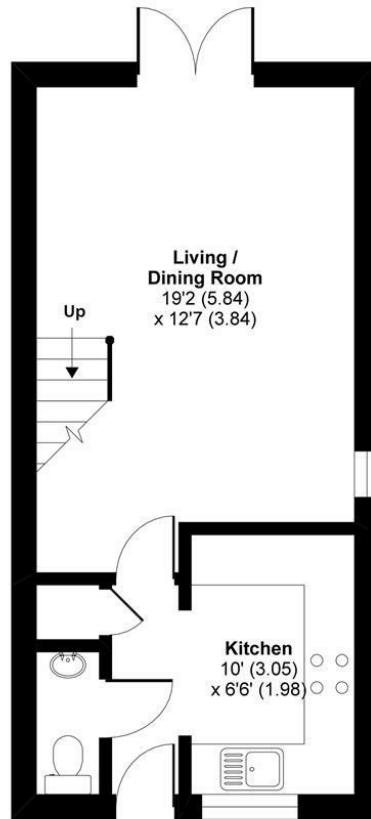
HEATHROW AIRPORT | 22 miles



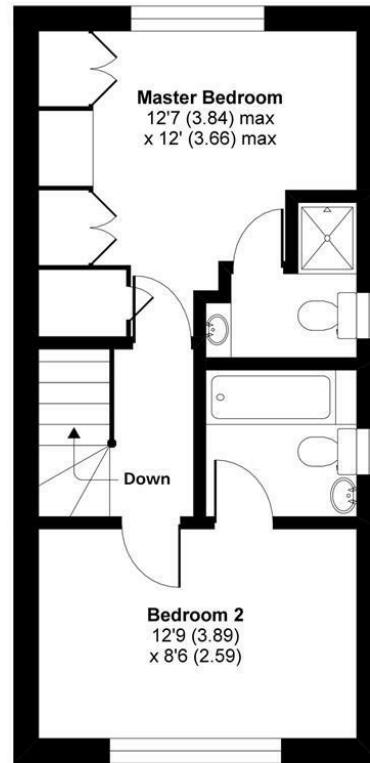
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Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Clarke Gammon Wellers. REF: 654530

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX




Band: E

SERVICES

All mains services connected

26th February 2021

Energy Efficiency Rating

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

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

SAT NAV REF: (Post Code: GU1 1HR)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

