



2 Scholars Walk, Guildford, Surrey, GU2 7TR



2 SCHOLARS WALK, GUILDFORD, SURREY, GU2 7TR

MODERN DETACHED HOME

THREE BEDROOMS

TWO RECEPTION ROOMS

CONSERVATORY/GARDEN
ROOM

TIERED 'ORGANIC' GARDEN

DETACHED GARAGE

NO-THROUGH PRIVATE ROAD

WALKING DISTANCE OF
TOWN CENTRE

CLOSE TO GUILDFORD
MAINLINE STATION

EPC: C



Attractive detached three-bedroom home with a garage, complimented by a beautifully tended and well stocked tiered garden; located within walking distance of Guildford's High Street and just half a mile from the mainline station.

THE PROPERTY

First time to the market in over twenty years, this home has been extremely well maintained by the current owners with well-proportioned accommodation, a detached garage and driveway. The rear garden is of particular note, having been very well tended over the years. The property is located in a no-through road within walking distance of Guildford's High Street and just half a mile from the mainline station so ideal for those who will need to commute.

Accommodation comprises: timber covered porch; entrance hallway with under stair storage cupboard; utility room/downstairs cloakroom; dining room with bay window; living room with open log fireplace, laminate wood flooring and a door opening to the rear garden; kitchen fitted with a range of wood wall and base units, laminate worktops and Karndene vinyl flooring; conservatory with laminate wood flooring and a door opening to the garden. Upstairs, the master bedroom has a built-in wardrobe cupboard and contemporary fully tiled en-suite shower room comprising walk-in shower, basin with vanity storage under and w.c; two further bedrooms with built-in wardrobe cupboards; family bathroom fitted with a modern white suite comprising bath with shower above, basin with vanity storage under and w.c, fully tiled walls and laminate wood flooring.



THE GROUNDS

The property benefits from a driveway allowing off-road parking for two vehicles. Furthermore, there is a detached single garage.

The established tiered garden has been very well maintained; it is mostly laid to lawn with mature and well tended flower/shrub borders and a paved patio area. There is a fenced/walled perimeter giving a good degree of seclusion with the lower level of tiered garden being totally private.

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 | 0.6 miles

GUILDFORD MAINLINE STATION | 0.4 miles

GODALMING | 4.5 miles

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

CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 24 miles



Scholars Walk, Guildford, GU2

Approximate Area = 1227 sq ft / 113.9 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1351 sq ft / 125.5 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Guildford Borough Council

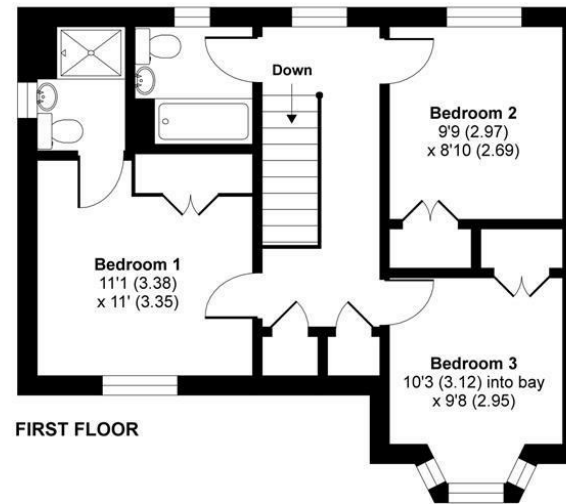
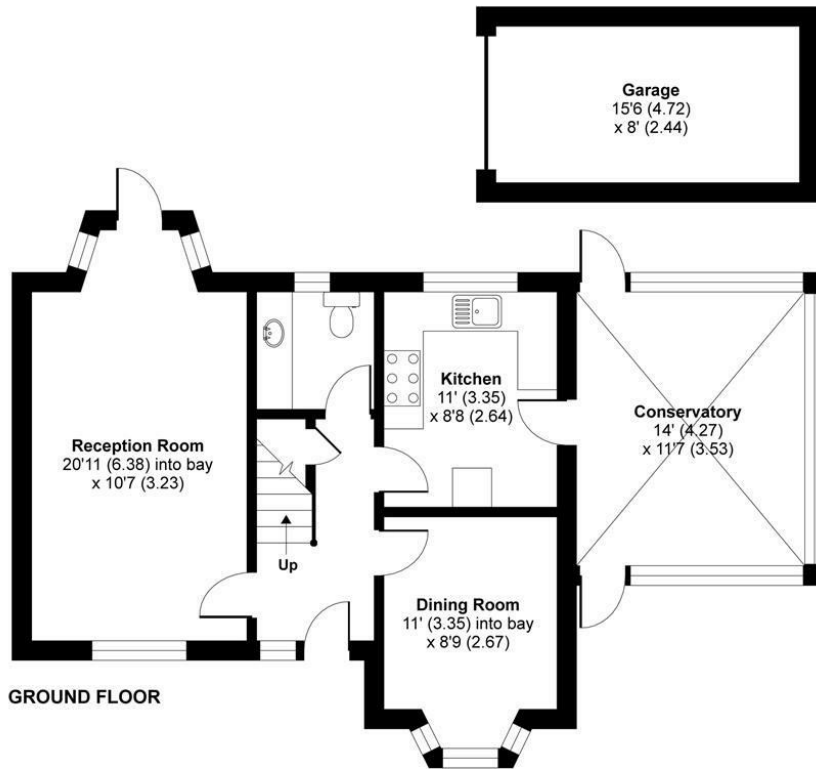
COUNCIL TAX

Band: E

SERVICES

All mains services connected

16th July 2021



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Clarke Gammon. REF: 742143

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

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: GU2 7TR)

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

