



68 Manor Way, Guildford, Onslow Village, Surrey, GU2 7RR



## 68 MANOR WAY, ONSLOW VILLAGE, GUILDFORD, SURREY, GU2 7RR

DETACHED PROPERTY

TWO RECEPTION ROOMS

POTENTIAL TO ENLARGE, STPP

DRIVEWAY PARKING &  
GARAGE

EASY ACCESS TO THE A3

THREE BEDROOMS

KITCHEN/BREAKFAST ROOM

SOUTH-FACING GARDEN

CLOSE TO CENTRAL  
GUILDFORD

EPC: C



**A detached three-bedroom 1930's home offering superb opportunity to extend, STPP; situated in the popular Onslow Village area of Guildford, allowing easy access to Guildford's High Street, Surrey University, Royal Surrey Hospital and the A3.**

### THE PROPERTY

This attractive 1930's home offers well balanced accommodation of approximate 1,600sqft with many character features and has great opportunity to extend, subject to the usual planning consents. It is complimented by a established 120ft south-facing garden. Situated in the popular Onslow Village area of Guildford, allowing easy access to local schools, Surrey Research Park, Surrey University and the A3.

Accommodation comprises: entrance porch; entrance hallway with under stair storage cupboard; downstairs cloakroom; living room enjoying generous proportions featuring a fireplace and doors opening to the rear garden; dining/family room; kitchen/breakfast room fitted with a range of modern units and contrasting worksurfaces and a door to a covered passageway with access to the garden. Upstairs, the master bedroom enjoys views over the garden and benefits from an en-suite shower room comprising shower cubicle, basin, w.c and part-tiled walls.; two further double bedrooms served by a family bathroom fitted with a white suite comprising bath, basin, w.c and part-tiled walls. Other noteworthy points include: reception hall, living room and dining/family room all benefit from original herringbone parquet flooring.



## THE GROUNDS

Approached by driveway allowing parking for two to three cars leading to a detached garage. To the front of the property, there is a small lawned area and a gate gives access to the rear garden featuring a patio area with steps leading to the remainder of the mature garden, extending to approximately 120ft and interspersed with a variety of mature shrubs and trees.

## 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 | 1.5 miles

GUILDFORD MAINLINE STATION | 1.3 miles

FARNHAM | 9.2 miles

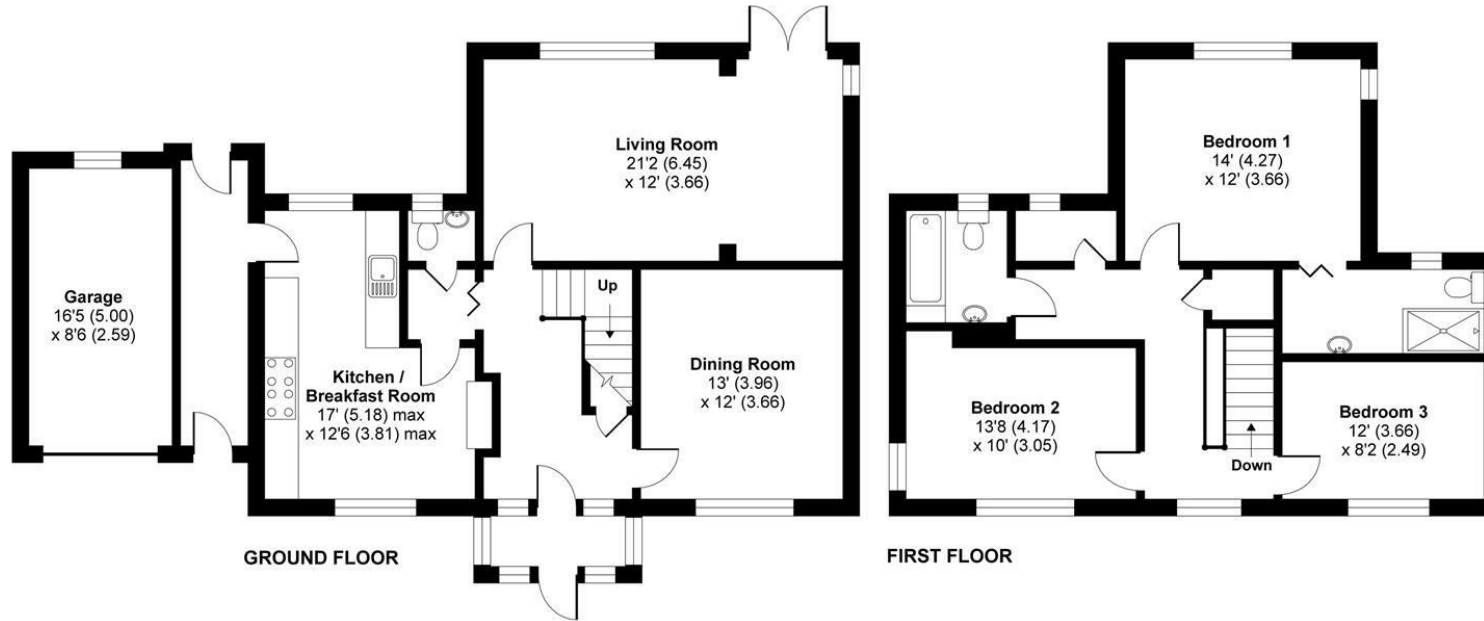
LONDON WATERLOO | approx. 37 minutes (from Guildford mainline station)

CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 24 miles

# Manor Way, Onslow Village, Guildford, GU2

Approximate Area = 1584 sq ft / 147.2 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1724 sq ft / 160.1 sq m  
 For identification only - Not to scale



**LOCAL AUTHORITY**  
 Guildford Borough Council

**COUNCIL TAX**  
 Band: G

**SERVICES**  
 All mains services connected

30th July 2021

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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 752165

**CG GUILDFORD OFFICE**  
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**DIRECTIONS**  
 SAT NAV REF: (Post Code: GU2 7RR)

**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

