



9 Friars Gate, Onslow Village, Guildford, Surrey, GU2 7PQ



9 FRIARS GATE, ONSLOW VILLAGE, GUILDFORD, SURREY, GU2 7PQ

SEMI-DETACHED PROPERTY TWO DOUBLE BEDROOMS
TWO RECEPTION ROOMS POTENTIAL TO ENLARGE, STPP
SOUTH-FACING GARDEN OFF-ROAD PARKING &
GARAGE
POPULAR ONSLOW VILLAGE CLOSE TO CENTRAL
AREA GUILDFORD
EASY ACCESS TO THE A3 EPC: D



A delightful and well presented home allowing scope to extend the property, 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

A very well presented semi-detached home with an established south-facing garden, a garage and driveway parking. The property offers potential to extend in order to provide increased living accommodation, subject to the usual consents. 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 hall; downstairs cloakroom; dining room; living room with feature bay window, gas fire with feature recessed alcoves to both sides; kitchen fitted with a range of wall and base units and laminate worktops, vinyl flooring and door opening to the rear garden. Upstairs, bedroom one with built-in double wardrobe; bedroom two with built-in wardrobe; bathroom fitted with a white suite including bath, separate shower cubicle, heated towel rail and part-tiled walls; separate W.C with basin.



THE GROUNDS

The gardens are a key feature for the majority of properties in Onslow Village. To the front of the property, the garden is laid to lawn bordered by hedgerow and leads to the side of the house. The attractive rear garden enjoys a south-facing aspect and is again mostly laid to lawn, enclosed by hedgerow and fencing. A gate allows access to a driveway and garage situated to the rear.

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 | 0.9 miles

GUILDFORD MAINLINE STATION | 0.7 miles

FARNHAM | 9.5 miles

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

CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 27 miles

Friars Gate, Guildford, GU2

Approximate Area = 947 sq ft / 87.9 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1080 sq ft / 100.2 sq m
 For identification only - Not to scale

LOCAL AUTHORITY

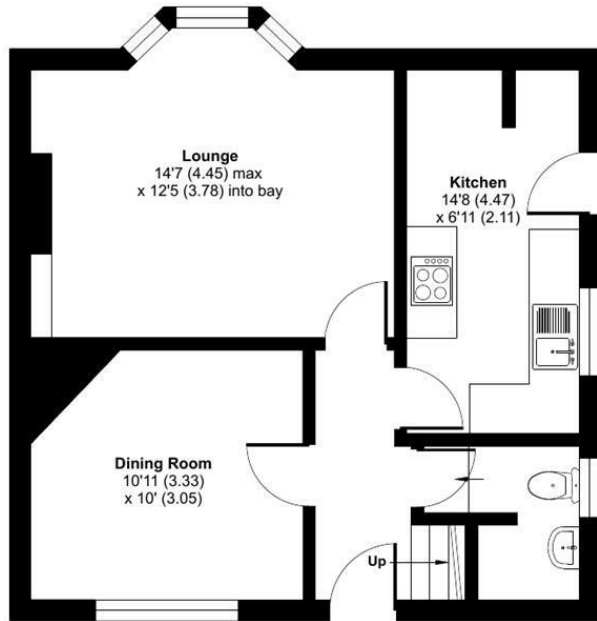
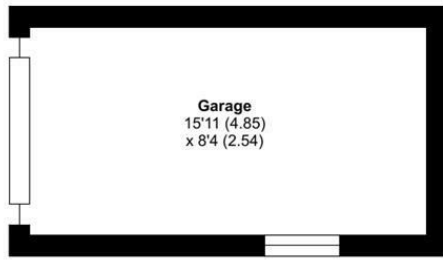
Guildford Borough Council

COUNCIL TAX

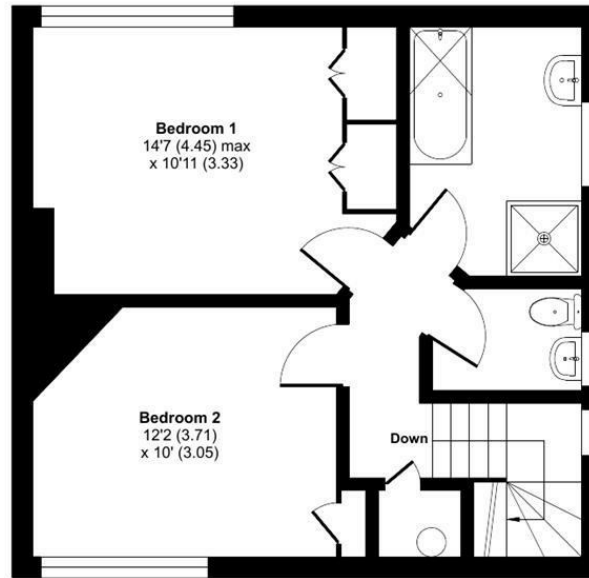
Band: E

SERVICES

All mains services connected



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Clarke Gammon. REF: 1000007

23rd June 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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

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DIRECTIONS

SAT NAV REF: (Post Code: GU2 7PQ)

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

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LIPHOOK OFFICE
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