



13 Pentreath Avenue, Guildford, Surrey, GU2 7TA



## 13 PENTREATH AVENUE, GUILDFORD, SURREY, GU2 7TA

SEMI-DETACHED 1930'S HOME    THREE BEDROOMS  
KITCHEN/BREAKFAST ROOM    GARDEN ROOM  
SOUTH-FACING GARDEN    DRIVEWAY PARKING  
CUL-DE-SAC LOCATION    CLOSE TO ONSLOW VILLAGE  
EASY ACCESS TO A3    EPC: D



**A semi-detached home benefiting from off-street parking and south-facing garden; situated in a cul-de-sac which gives easy access to Queen Eleanors School in Onslow Village, Surrey Research Park, University and the A3.**

### THE PROPERTY

This extended and well-appointed 1930's semi-detached home enjoys an established sunny aspect rear garden and driveway allowing off-road parking. It is situated in a cul-de-sac in an area allowing easy access to Guildford's centre, nearby to Queen Eleanor's CofE School in Onslow Village, Surrey Research Park, the University of Surrey, the Royal Surrey County Hospital as well as the A3.

Accommodation comprises: entrance hall; living room with a feature electric fireplace; kitchen/breakfast room fitted with a modern range of wood units and laminate worktops, integrated appliances to include an oven with electric hob and extractor chimney above, wood flooring; inner hallway; garden room recently constructed with skylights and French doors opening to the rear garden; bathroom fitted with a white suite comprising bath with shower above, pedestal basin, W.C., part-tiled walls and ceramic tiled floor. Upstairs, bedroom one has fitted wardrobes and there are two further bedrooms with rear views over the garden.



## THE GROUNDS

To the front of the property, there is a paved driveway allowing off-road parking for two vehicles. The rear garden is a key feature of the property enjoying a south-easterly facing aspect with a small shingled area with the majority of the garden laid to lawn and bordered by established hedgerow.

## 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 | 1.2 miles

GUILDFORD MAINLINE STATION | 1 miles

GODALMING | 8 miles

LONDON WATERLOO | from approx. 35 minutes from Guildford mainline station

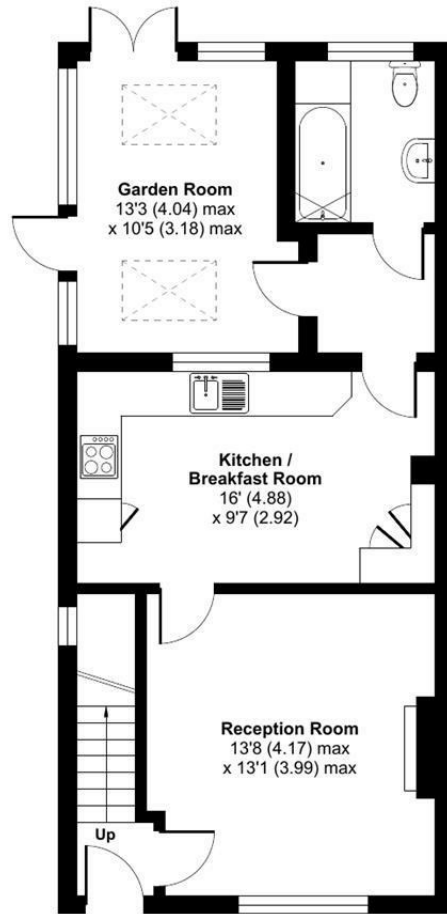
HEATHROW AIRPORT | 22 miles

CENTRAL LONDON | 33 miles

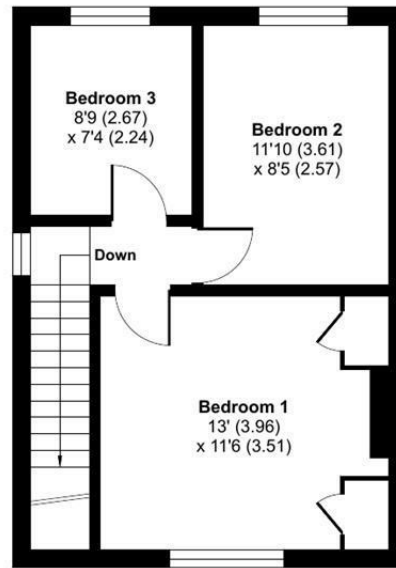
# Pentreath Avenue, Guildford, GU2

Approximate Area = 1001 sq ft / 93 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: D

## SERVICES

All mains services connected

4th February 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(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). © nchecon 2022. Produced for Clarke Gammon. REF: 807039

## CG GUILDFORD OFFICE

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## DIRECTIONS

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

## 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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