



7 Wodeland Avenue, Guildford, Surrey, GU2 4JX



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GUILDFORD, SURREY, GU2 4JX

A superb three bedroom detached Edwardian home, with planning permission to extend; all within walking distance of Guildford town centre and mainline train station.

This well-presented property provides well-proportioned accommodation predominately arranged over two levels, with the addition of a useful basement space. The property retains many of its original character features including sash windows, generous ceiling heights, decorative plasterwork, and ornate fireplaces.

Accommodation to the ground floor comprises a reception hall giving access to a spacious sitting room with bay window and fireplace; dining room with access to rear garden and L-shaped kitchen with a great array of storage. To the first floor, an open landing area gives access to the three double bedrooms, large family bathroom and small window lit study.

Planning permission has been granted for the erection of the single storey rear extension to provide a large open plan living/kitchen/dining area (21/P/00713) and the conversion of the loft space to create a new principal bedroom suite with scope for further office space (21/P/01434).

The south facing rear garden has been well designed to provide a tiered arrangement of both lawns and well-tended vegetable garden. The garden encompasses an array of established shrubs. Of particular note is the detached single garage with extremely useful undercroft store which makes the perfect workshop, garden room or games room.

- **DETACHED CHARACTER PROPERTY**
- **TWO WELL-PROPORTIONED RECEPTION ROOMS**
- **PLANNING PERMISSION TO EXTEND**
- **GARDEN ROOM/STORE**
- **WALKING DISTANCE TO STATION**
- **THREE DOUBLE BEDROOMS**
- **STUDY**
- **SINGLE GARAGE PROVIDING OFF ROAD PARKING**
- **BASEMENT**
- **DESIRABLE GUILDFORD LOCATION**

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Local Authority: Guildford Borough Council - Band: F
Services: All mains services connected









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. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the

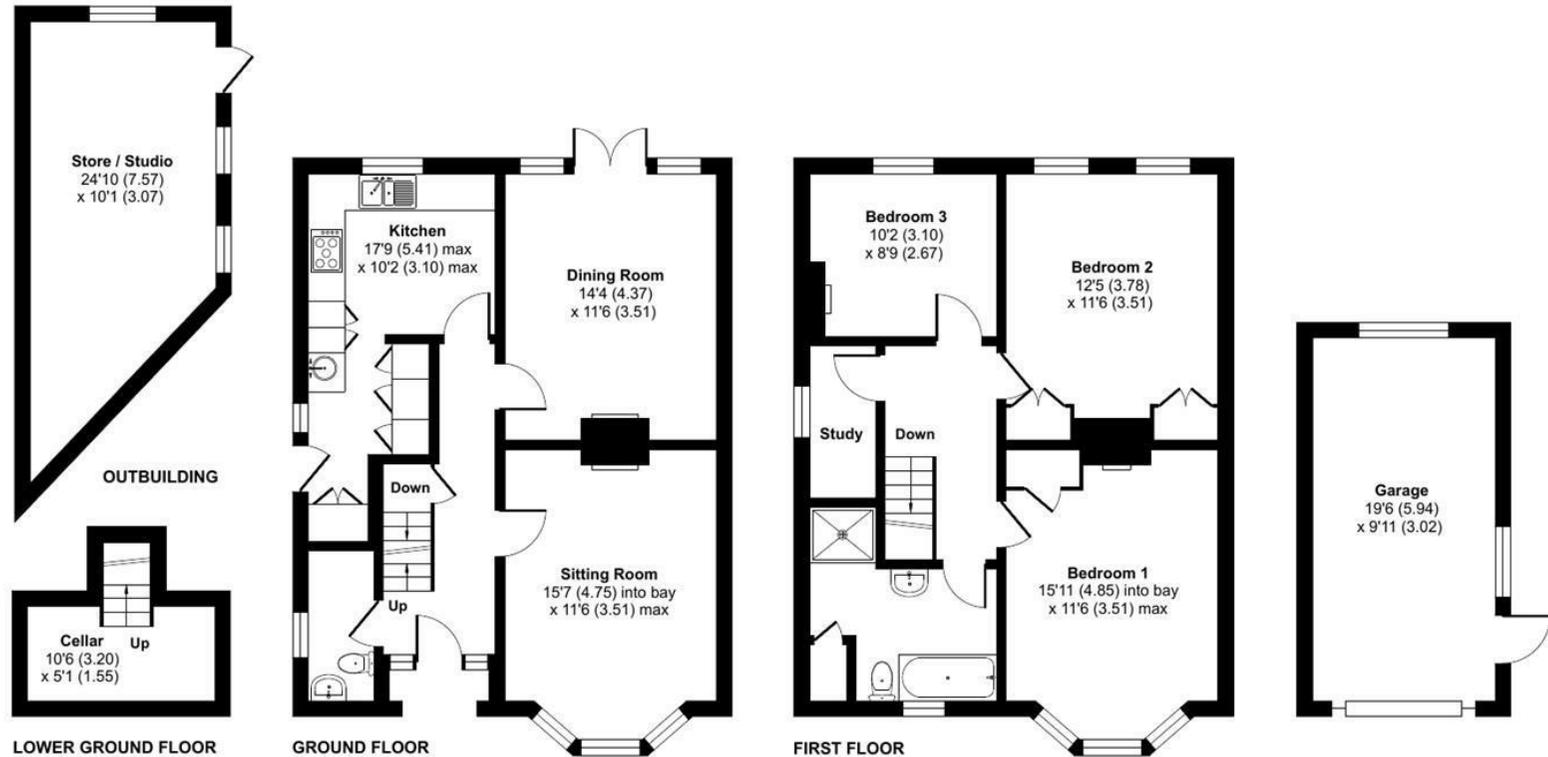
South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling 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.



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Approximate Area = 1714 sq ft / 159 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Clarke Gammon. REF: 842166

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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