



Wodeland Avenue, Guildford, Surrey
Price Guide £1,150,000 Freehold

CLARKE  GAMMON

41 WODELAND AVENUE
GUILDFORD SURREY GU2 4JZ

Price Guide £1,150,000

Detached Edwardian home	Five bedrooms
Two reception rooms	Open plan kitchen/dining/living room
Character features	Landscaped garden
Timber summer house	Close to town centre
Off street parking & Garage	EPC:



A superb five bedroom Edwardian home situated in one of Guildford's sought after residential roads, within walking distance of Guildford Town Centre, Guildford mainline train station, and a number of Guildford's reputable schools.

THE PROPERTY

Type your text here



THE GROUNDS

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SITUATION

A most impressive detached five bedroom Edwardian home enjoying three large reception rooms, two bathrooms arranged over three floors; benefiting from an abundance of character features, including open fireplaces, good ceiling heights and a feature stained glass window, typical of a property of this era.

The ground floor provides spacious accommodation which comprises a bright and spacious entrance hall with access to the two reception rooms, which benefit from open fireplaces, as well as an open plan kitchen/dining/living room with Aga, ample cabinetry, a dining area with access to the garden, along with the sitting room complete with freestanding log burner. There is a separate utility room and WC.

To the first floor, via a large open landing are three of the five bedrooms of which, the master bedroom and second bedroom both benefit from built in wardrobes and a feature cast iron fireplace. All bedrooms are served by both a family bathroom with separate shower and a second shower room both enjoying underfloor heating and a combination of Duravit and Vitra furniture.

On the second floor are the fourth and fifth bedrooms, one benefiting from built in wardrobe space; there are two large attic two further large attic rooms providing ample storage.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Wodeland Avenue

Approximate Gross Internal Area = 181.8 sq m / 1957 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Outbuilding = 4.6 sq m / 49 sq ft
 Total = 202.6 sq m / 2180 sq ft

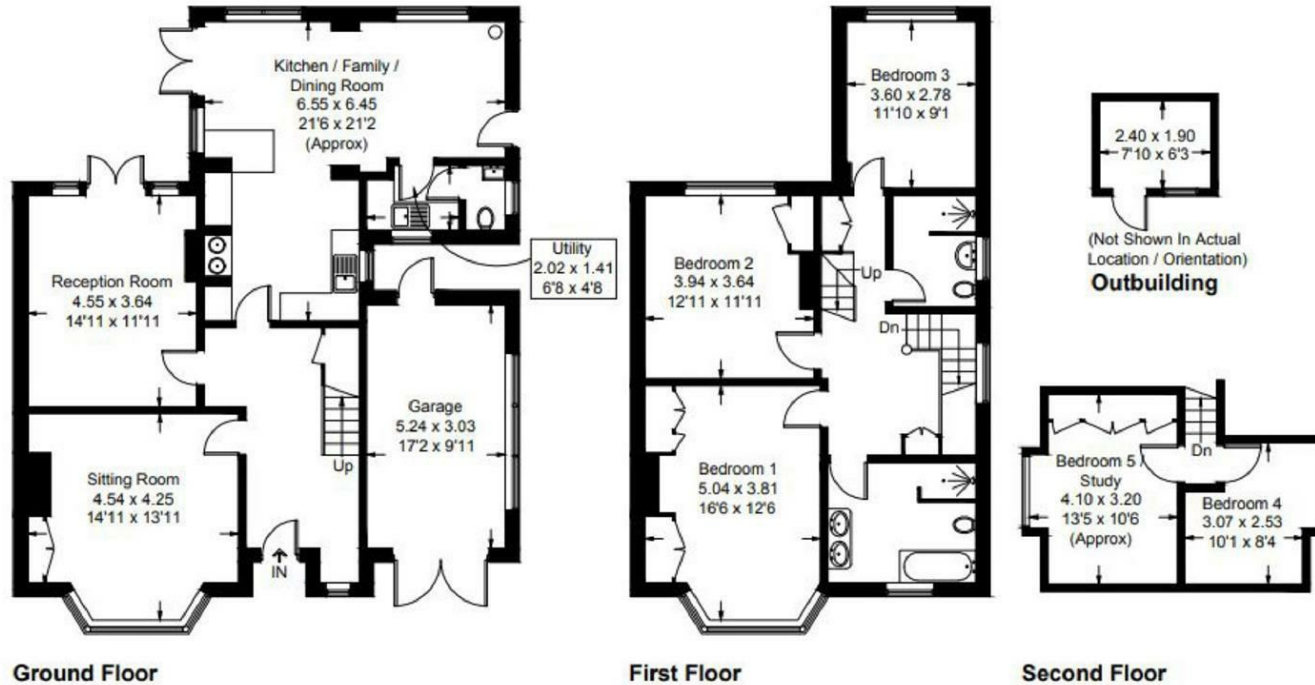


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID513109)

LOCAL AUTHORITY

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
 gas central heating

4th May 2022 Custom Code : TBC VL/EL Property Ref - 5860

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	

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DIRECTIONS

From the bottom of Guildford High Street, cross the bridge and continue along the High Street passing the George Abbott pub on your right, cross over Portsmouth Road onto The Mount and continue up The Mount for 0.1 miles, turn right onto Wodeland Avenue and the property is located 0.2 miles along on your left hand side.

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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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
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