



8 Avington Close, London Road, Guildford, Surrey, GU1 1SL

CLARKE  GAMMON
WELLERS

8 AVINGTON CLOSE, LONDON ROAD,
GUILDFORD, SURREY, GU1 1SL

MODERN TERRACED HOUSE

TWO RECEPTION ROOMS

PRIVATE REAR GARDEN

TOWN CENTRE LOCATION

CLOSE TO STOKE PARK

THREE-BEDROOMS

RE-FITTED BATHROOM

GARAGE EN-BLOCK

NEARBY LONDON ROAD
STATION

EPC: C



A modern and very well presented three-bedroom home with a garage; conveniently located in the town centre in a no-through road close to Stoke Park and London Road station, whilst within walking distance of Guildford's High Street and all amenities.

THE PROPERTY

This bright and spacious home has been well-maintained throughout but would now allow the incoming purchaser to make their mark on the property. It is situated in a convenient and popular location just moments from Stoke Park and within walking distance of Guildford's High Street, London Road station and all amenities.

Accommodation comprises: entrance hall; downstairs cloakroom, spacious L-shaped living/dining room with feature fireplace, fitted bookshelves and built-in under stair storage unit; kitchen/breakfast room fitted with a traditional style white of wall and base units with laminate wood-effect worktops, built-in double oven, electric hob and door opening to the rear garden. Adjoining the house is a covered pergola and furthermore, a small utility room with plumbing for a washing machine. Upstairs, there are three bedrooms with built-in cupboards and a family bathroom newly re-fitted with a contemporary white suite comprising L-shaped bath, basin with vanity storage under, W.C, heated towel rail, tiled walls and laminate wood flooring.



THE GROUNDS

The property benefits from a front garden mostly laid to lawn with paved terrace and paved pathway to the front door. The professionally designed private rear garden features a covered pergola with paved patio adjoining a gravelled area with an abundance of planting around the mature flower/shrub borders. In addition, there is the benefit of a garage in a neighboring block and residents parking spaces.

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.

GUILDFORD HIGH STREET | 0.4 miles

WOKING | 7 miles

GUILDFORD MAINLINE STATION | 1.2 miles

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

CENTRAL LONDON | 30 miles

HEATHROW AIRPORT | 21 miles

London Road, Guildford, GU1

Approximate Area = 1188 sq ft / 110.3 sq m (includes garage & excludes external wc)

For identification only - Not to scale

LOCAL AUTHORITY

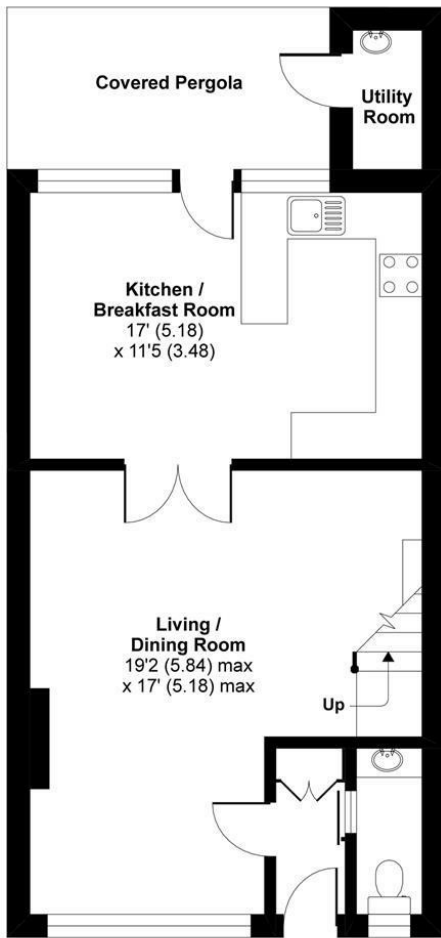
Guildford Borough Council

COUNCIL TAX

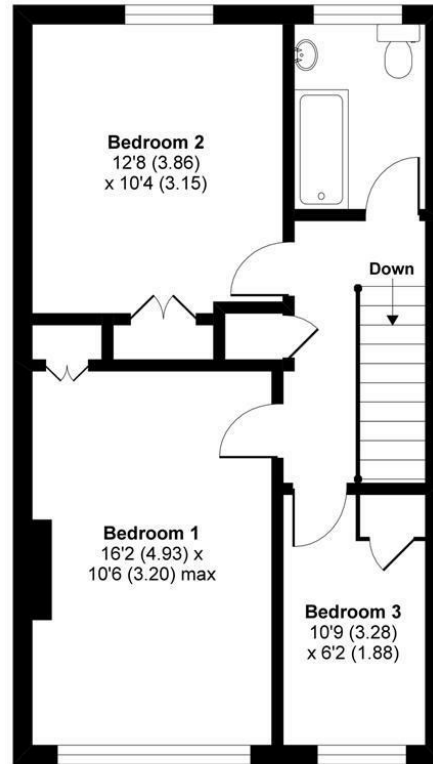
Band: E

SERVICES

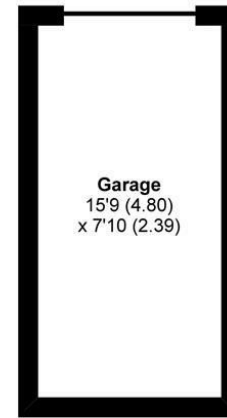
All mains services connected



GROUND FLOOR



FIRST FLOOR



GARAGE IN BLOCK



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Clarke & Gammon. REF: 597212

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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	

CGW GUILDFORD OFFICE

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DIRECTIONS

Sat Nav Ref: (POST CODE: GU1 1SL)

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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AUCTION ROOMS
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