



7 Elmhurst Court, Guildford, Surrey, GU1 2DP

7 ELMHURST COURT, GUILDFORD, SURREY, GU1 2DP

Highly regarded location

Well presented order

Attached Garage

Gas central heating

No onward chain

Easy access to Guildford

Two bedrooms

Cloakroom

Southerly facing garden

One of only 11 houses



A rare opportunity to purchase a well maintained 2 bedroom home located in this small and exclusive development of only 11 houses.

THE PROPERTY

Located just off the Epsom Road in one of Guildford's most desirable areas the property is conveniently situated within walking distance of the town centre, London Road station as well as well regarded local schools.

Accommodation comprises: Entrance Hall, Cloakroom, Kitchen with range of wall and base units and overlooking the front garden, Living/Dining Room with double doors to delightful rear garden, Stairs to Landing leading to Bedroom 1 with built-in wardrobe, Bedroom 2 with built-in wardrobe and Bathroom. Garage accessed from Hall.

Properties in Elmhurst Court rarely come to the open market and only a very few have been sold within the last 20 years which is a testament to their popularity.



THE GROUNDS

Beautifully maintained and well stocked gardens to both front and rear. 7 Elmhurst Court has arguably the largest garden at Elmhurst Court.

Management Charge:

£250pa (charge for 2021-2022)

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.

GUILDFORD HIGH STREET | 0.6 miles

GUILDFORD TRAIN STATION | 1.4 miles

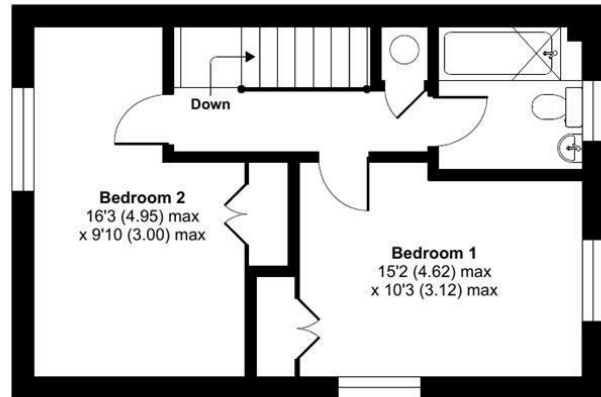
LONDON WATERLOO | from approx 35 minutes (from Guildford mainline station).

CENTRAL LONDON | 32 miles

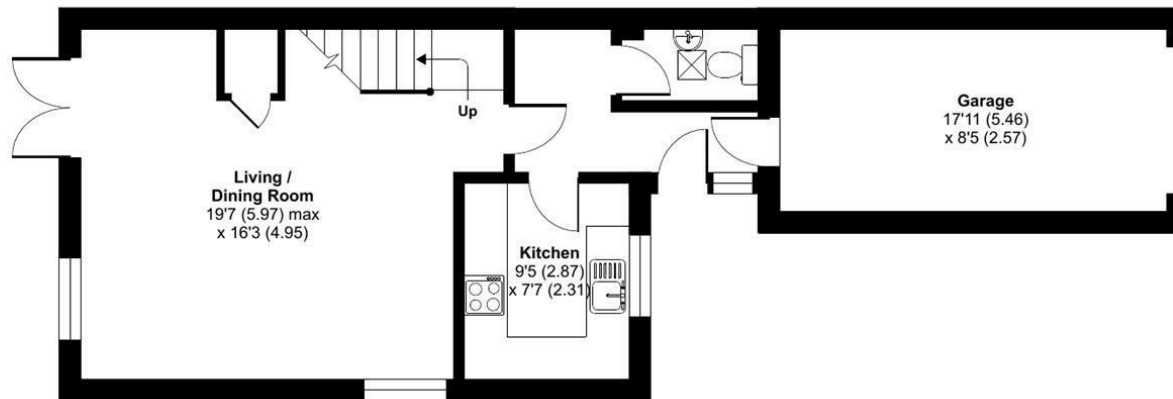
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Approximate Area = 1032 sq ft / 95.8 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2022. Produced for Clarke Gammon. REF: 923028

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

23rd November 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

Sat Nav Ref :

GU1 2DP

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

