



**Eastbury Lane, Guildford,
Guide Price £595,000 Freehold**

1 ANGEL COURT EASTBURY LANE
GUILDFORD GU3 1EF

Guide Price £595,000

Immaculately presented
Spacious kitchen/dining
room

Two double bedrooms
South west facing garden
with decked area

Single garage

Recently refurbished

Large sitting room

Family room/third bedroom

Parking for two cars

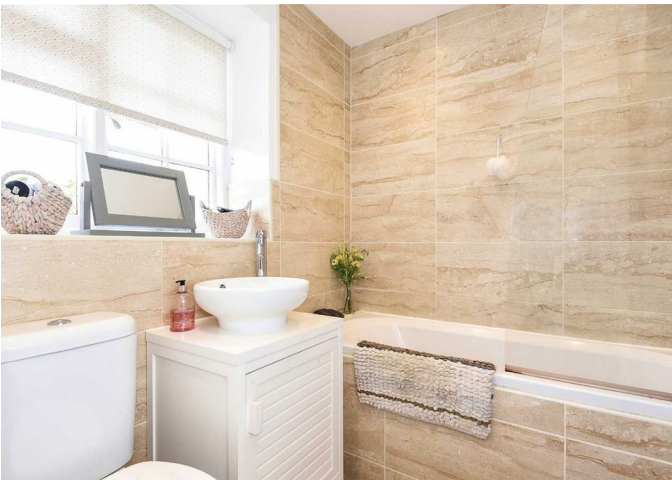
Planning permission to
extend



An immaculate single storey
three bedroom house situated in
a private courtyard set back from
the road in the heart of Compton
village, with planning permission
to extend.

THE PROPERTY

Type your text here



THE GROUNDS

Type your text here

SITUATION

Set in a private courtyard this beautifully refurbished single storey house, with south west facing garden, enjoys versatile accommodation providing two double bedrooms with an option to adopt the family room as a third or guest bedroom. The accommodation comprises a stone tiled hallway which leads through to a spacious kitchen/dining room with bi-folding doors opening onto the newly laid timber decking. There is a spacious sitting room and from this the carpeted family room with french doors out to the landscaped garden. The two double bedrooms, one with built in storage, are served by a modern family bathroom.

The property benefits from approved planning permission from Guildford Borough Council (17/P/00584) to extend into the roof space and create two further bedroom suites.

GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

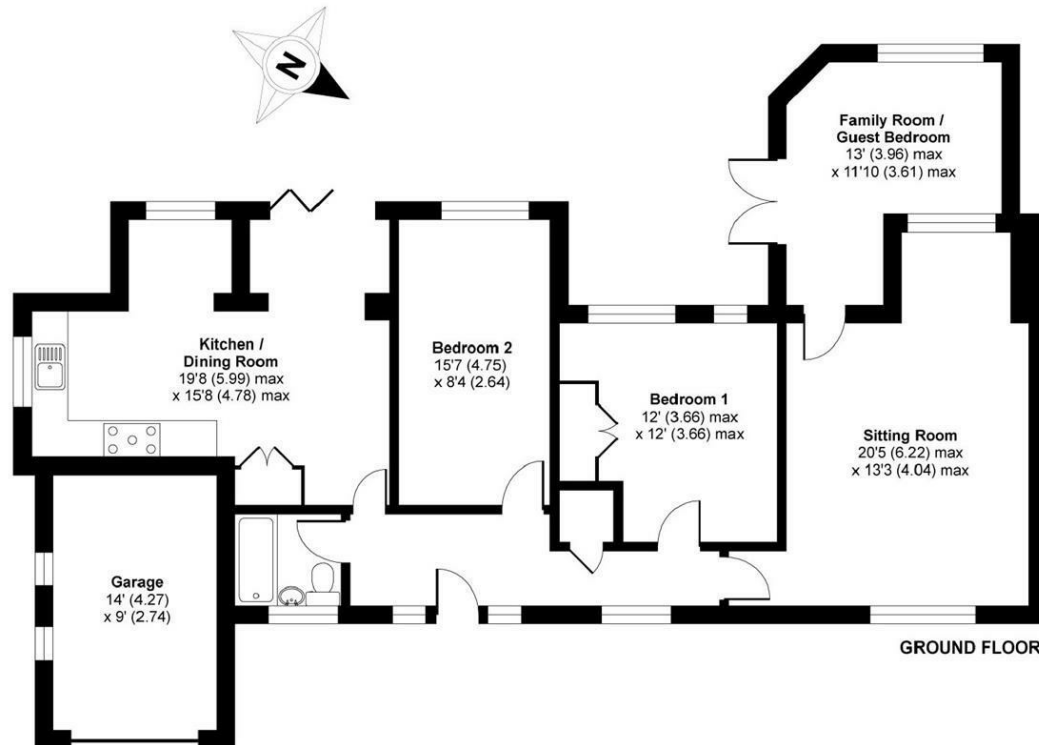
GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Eastbury Lane, Compton, Guildford

APPROX. GROSS INTERNAL FLOOR AREA 1207 SQ FT 112.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY

Guildford Borough Council

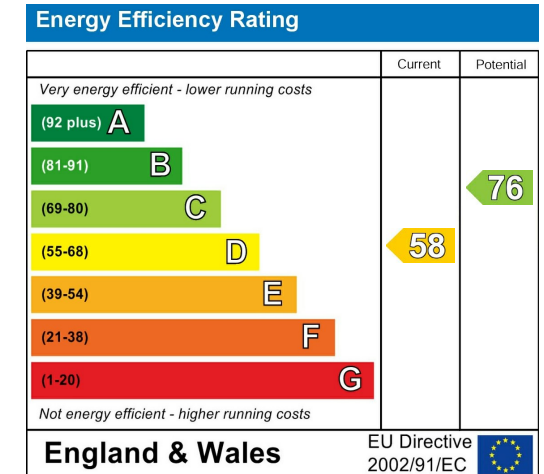
COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
gas central heating

27th June 2025 Custom Code : D VL/EL Property Ref
- 4952



CG GUILDFORD OFFICE

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DIRECTIONS

From Guildford head along with Farnham Road, before carrying onto the Hogs Back turn left onto Down Lane, continue along Down Lane and bear left, follow the road for one mile, past Watts Gallery until you approach a t-junction. Turn left onto The Street, Eastbury Lane can be found after approximately 175 yards on the right hand side. Take the turning and head into Angel Court - the property will be found directly in front of you.

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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MAYFAIR OFFICE
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AUCTION ROOMS
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