



Raymond Crescent | | Guildford | GU2 7SU

Price Guide £350,000 Freehold

Waterfords W
Residential Sales & Lettings

Raymond Crescent |
Guildford | GU2 7SU
Price Guide £350,000

REFURBISHMENT PROJECT - VIEWINGS BY APPOINTMENT
SATURDAY 16TH MAY - This 3 bedroom 1930's home is situated conveniently for Royal Surrey Hospital and Surrey University and is on the outskirts of the popular Onslow Village. The house has 2 reception rooms and benefits from a 95ft garden and garage, No onward chain.

- Refurbishment project
- 3 bedrooms
- 2 reception rooms
- 95ft garden
- Garage
- No onward chain
- Close to Onslow Village
- Surrey University nearby

Accommodation

This 1930's semi-detached home requires complete refurbishment. The front door opens to the entrance hall with stairs to the first floor, a door opens to the front aspect sitting room with an open fireplace and a bow window. The rear aspect kitchen has a range of kitchen cabinets and leads to a good-sized second reception room with French doors to the rear and has a downstairs cloakroom and understairs cupboard adjacent. Upstairs the 3 bedrooms are served by a downstairs bathroom.



Refurbishment project

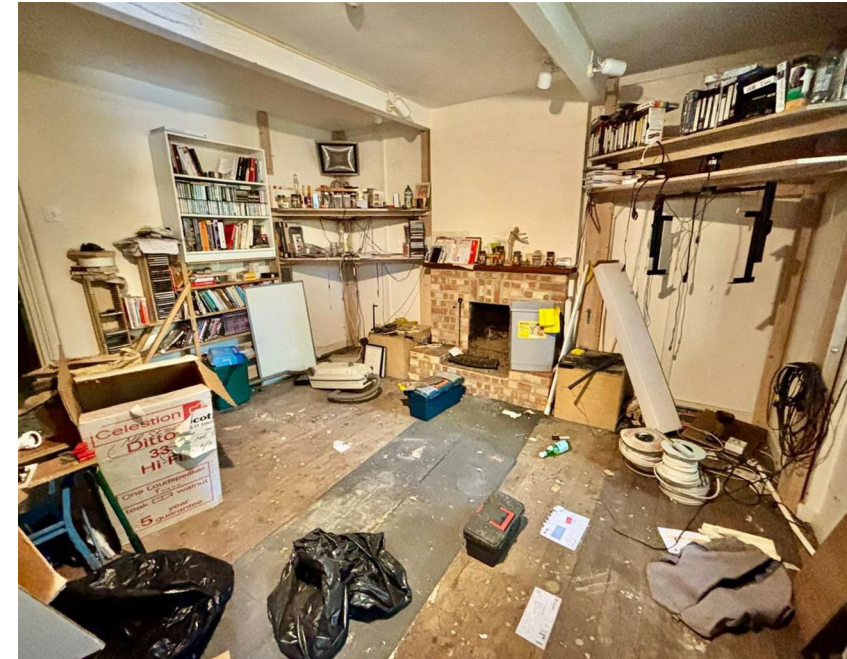


Outside

The gardens are heavily overgrown, but the secluded rear garden extending to approximately 95ft with a garage and driveway to the rear. The whole garden is enclosed by mature hedgerow and a pathway leads to the front door.

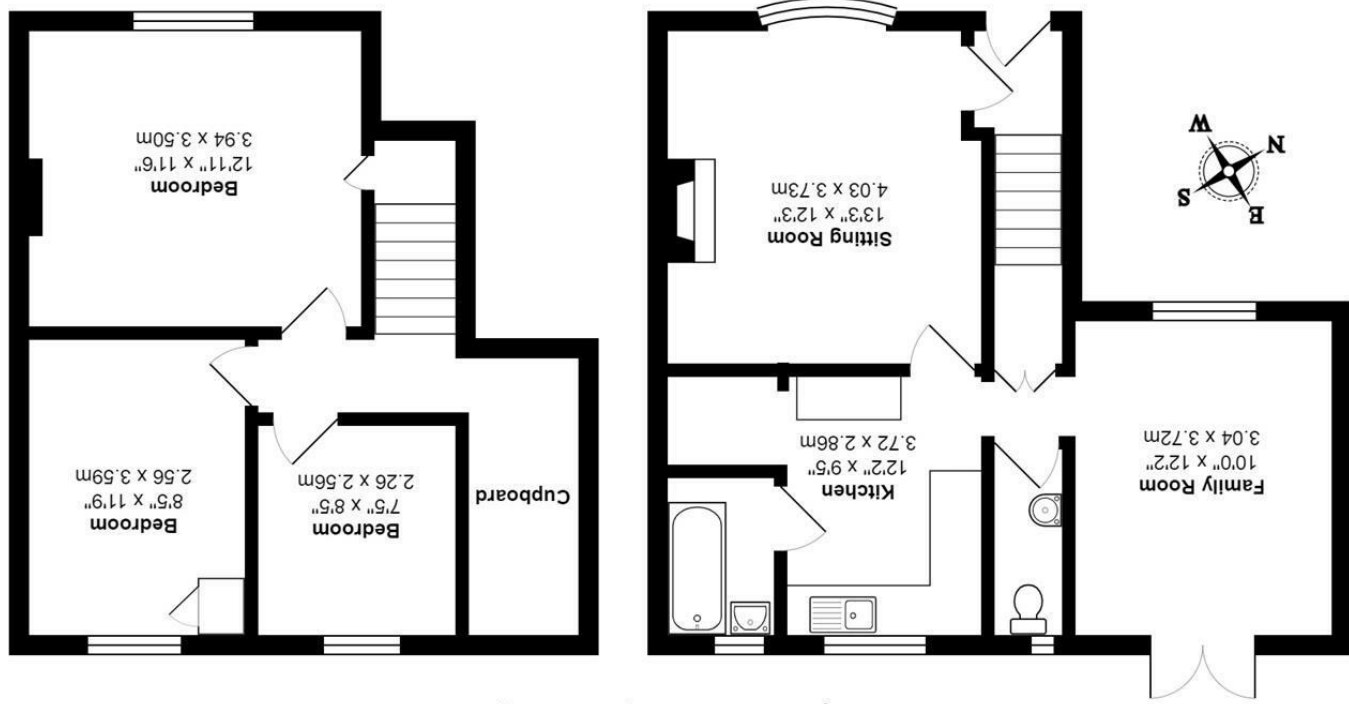
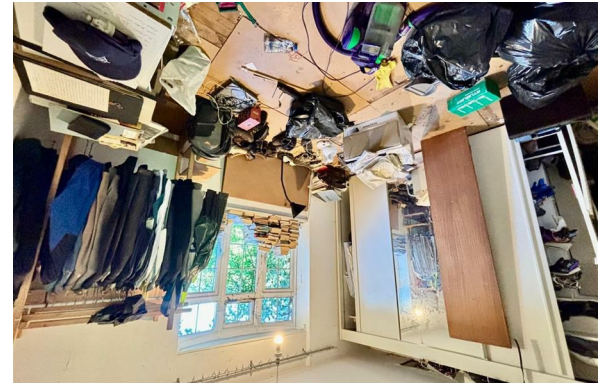
Location

Situated on the outskirts of the popular Onslow Village, the property is with walking distance of Queen Eleanor's Junior and Infant Schools and with easy reach of Surrey University and Royal Surrey Hospital. Guildford's mainline station is within 1 mile and local amenities include Tesco Supermarket, Onslow Village Hall and Recreation Ground and Guildford Cathedral. There is easy access onto the A3 to London and the South Coast, which also gives access to M25.



27 High Street
 Camberley
 Surrey
 GU15 3RB
 01276 66566
 camberley@waterfords.co.uk

Energy Efficiency Rating	
Current	Target
77	14
Very energy efficient - lower running costs 93 (pass) A 81-91 B 69-80 C 55-68 D 39-54 E 27-38 F 1-20 G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



Raymond Crescent, Guildford, GU2 7SU

Total Area: 916 ft² ... 85.1 m²

All measurements are approximate and for display purposes only