



11 OAKDENE ROAD
GUILDFORD, GU3 1ND

£675,000
FREEHOLD

A beautifully refurbished 1920's semi-detached home with 3 double bedrooms and views across Peasmarsh Green.


**BURTON
MATTHEWS**

11 OAKDENE ROAD



A circa 1920's, semi-detached property which has recently been the subject of a comprehensive and thoughtful renovation / refurbishment throughout. With nothing left to chance, this welcoming home has been beautifully executed and offers the perfect blend of modern living spaces alongside character touches. On the ground floor, an enclosed porch leads into a generous entrance hall with traditional front reception room and separate, newly fitted kitchen which flows through to a family room with bifold doors onto the garden. A utility room and cloakroom / WC complete the ground floor. Upstairs there is a choice of three good double bedrooms, a family bathroom and en suite shower room to the principal suite. Double glazed throughout and gas centrally heated, utility bills should hopefully be kept to a minimum. Externally, there is a small enclosed front garden with side access leading through to a thoughtfully landscaped rear garden of 73 feet in depth with a South Easterly orientation. At the end of the garden there is pedestrian access to a garage for storage and / or parking.

Additional Information

Local Authority – Guildford Borough Council

Council Tax – Band E

Viewings – By Appointment Only

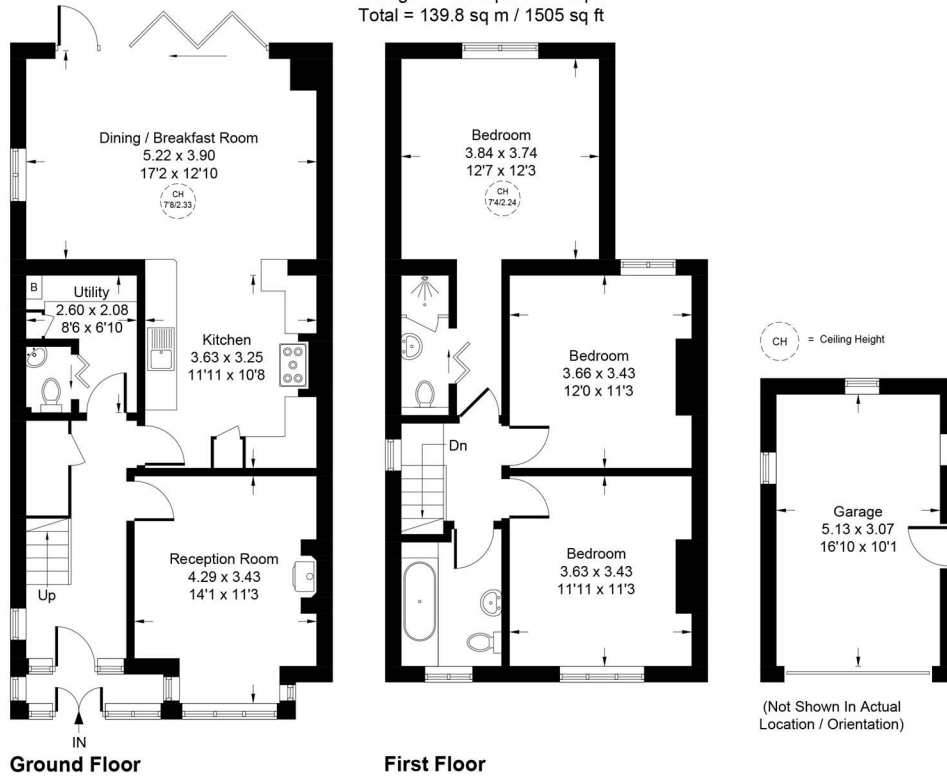
Floor Area – 1505.00 sq ft

Tenure – Freehold



Oakdene Road, Guildford, GU3

Approximate Gross Internal Area = 123.4 sq m / 1328 sq ft
 Garage = 16.4 sq m / 177 sq ft
 Total = 139.8 sq m / 1505 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
 Produced for Burton Matthews Estate Agents by DRAW EASY PLANS LIMITED



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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