



90 Great Goodwin Drive, Guildford GU1 2TZ



COLLINS
Independent Estate Agent





90 Great Goodwin Drive Guildford GU1 2TZ

£450,000

Freehold

This extended four bedroom semi detached home is offered for sale with no ongoing chain and is situated in a sought after area for school catchment. The property has a rear two storey extension that has created a larger living space overlooking the rear garden and a double bedroom on the first floor. There is potential to enlarge the kitchen with internal alteration that would enable a flowing open plan feel to the ground floor. Features of the property include a ground floor shower room, a large entrance hall and a refitted first floor bathroom. The windows are all double glazed and there is a gas central heating system to radiators. The kitchen is fitted with built in cooking appliances and a wooden floor which flows throughout the whole ground floor. The two main reception areas are a lovely size with a fireplace in one and large patio doors plus a window in the other, overlooking the garden. Outside, the garden faces south with a two tiered lawn and full width patio terrace and side access. There is driveway parking for 2 cars on a hardstanding area.



- Ideal school catchment
- Four bedrooms
- Two receptions
- Opportunity for kitchen enlargement
- Off road parking
- Good sized south backing garden
- No chain
- Bathroom and shower room
- Council Tax - band C
- EPC - C





Great Goodwin Drive is very convenient for a selection of good schools for all ages. Merrow shops are within easy reach and provide a good range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, St Peters and George Abbot. Guildford with it's famous cobbled High Street and Castle is located approximately 2.2 miles away, according to Google.



COLLINS

Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

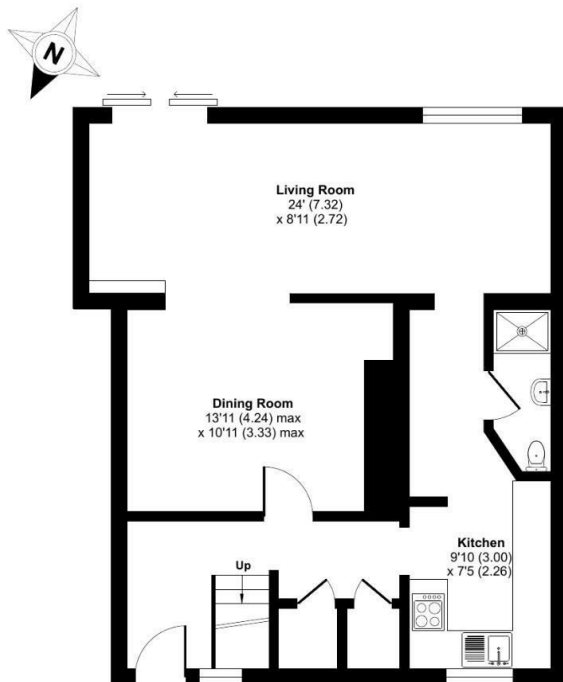
www.collinsguildford.co.uk



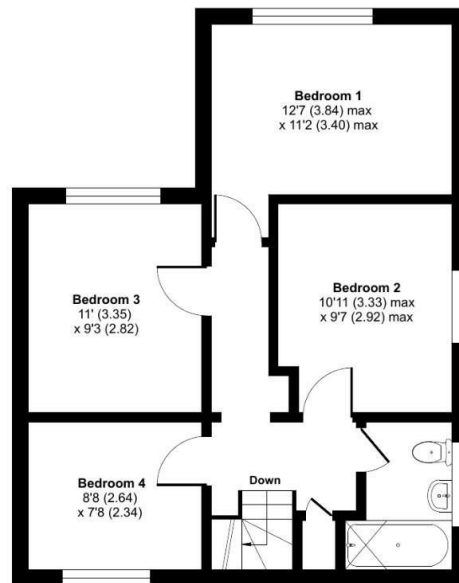
Great Goodwin Drive, Guildford, GU1

Approximate Area = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Mark Collins (Guildford) Limited. REF: 870504



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.