



129 Applegarth Avenue, Guildford GU2 8LT



COLLINS
Independent Estate Agent





129 Applegarth Avenue Guildford GU2 8LT

£525,000

Freehold

On the market for the first time in over 50 years. This much loved family home is an impressive size featuring five bedrooms, four of which are large doubles. The property has been extended to the side to the first floor and also represents a fantastic opportunity to remodel and enlarge the ground floor living space by utilising the space in the garage and covered internal passageway. The previous owners loved their garden which is still very evident today backing onto a common with views and an ideal location for a dog owning family. There are two reception rooms currently and a kitchen which adjoins the dining space. This enables a relatively easy alteration for a larger kitchen overlooking the large garden. The property is fully double glazed, has no chain and is heated by a gas central heating system. There is off road driveway parking in front of the good sized double length garage that features direct access inside the property. Overall, lovely garden and backdrop, large family sized home.



- Five bedrooms
- Two receptions
- Bathroom and downstairs WC
- Large NW garden backing onto common
- Garage and driveway
- EPC - D
- Council tax - Band E
- No chain





Backing directly onto Broadstreet Common on the Northern side of Guildford town, this large extended family sized home represents a great opportunity for remodelling. Guildford High Street town is about a 10 minute drive away and the mainline station 2.7 miles in distance. Guildford is famous for its cobbled High Street, good schools and stunning countryside. There is a lovely walk across the common to Wood Street village that has a village green and popular restaurant/bar (The White Hart). There are schools for all ages within the vicinity as well Surrey Research Park and University.



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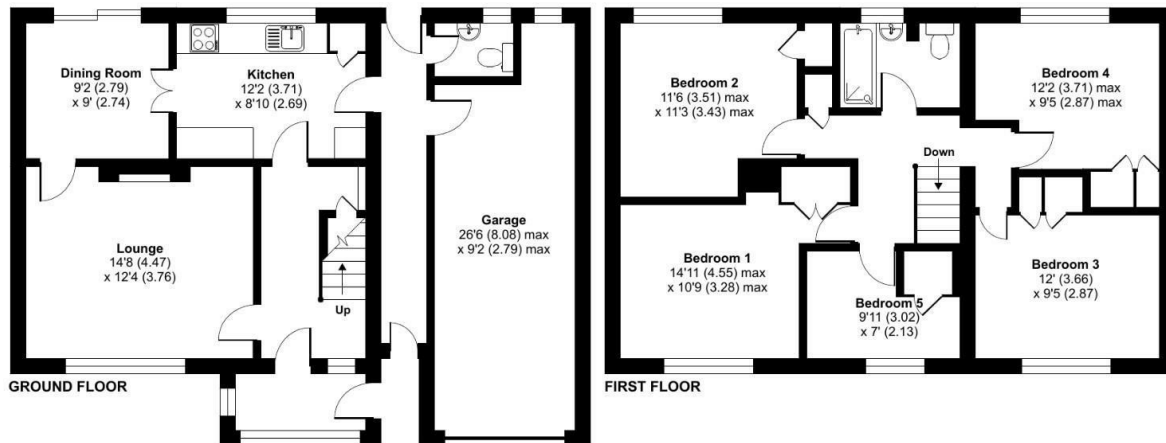
Applegarth Avenue, Guildford, GU2

Approximate Area = 1393 sq ft / 129.4 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 967680



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