



24 Percy Road, Guildford GU2 9PA



COLLINS
Independent Estate Agent





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£450,000

Freehold

A semi detached three bedroom 1930s family house in a quiet street featuring fantastic accommodation to the ground floor and being close to a highly regarded pre school, infants and junior schools. Additions include a garage, utility room and shower room, conservatory and extended kitchen and living room.



- Extended family home
- Three bedrooms
- Extended living space and kitchen
- Conservatory and Utility Room
- Ground floor shower room
- Refitted bathroom
- Refitted kitchen
- Good sized garden with large timber building
- Garage and parking
- EPC - D





Percy Road enjoys a mixture of mainly pre war detached and semi detached properties. Very close by are good schools, a recreation ground with a playground and a handy Sainsburys local store. Guildford mainline station is surprisingly accessible being only 1.5 miles in distance by foot or bicycle. The road is peaceful and has a nice community with a mixture of ages, some residents having very established roots. To summarise a nice place to live out of the busy town centre with good amenities close by.



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APPROX. GROSS INTERNAL FLOOR AREA 1489 SQ FT 138.3 SQ METRES (EXCLUDES OUTBUILDING)



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