



60 Belmont Avenue, Guildford GU2 9UF



COLLINS
Independent Estate Agent





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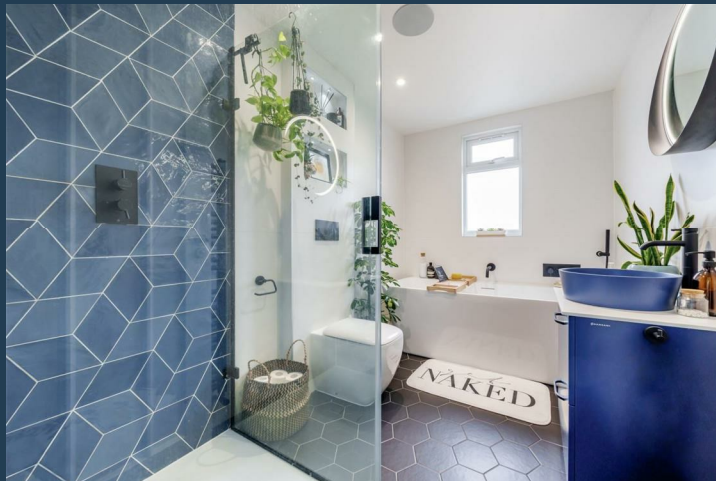
Asking price £669,950
Freehold

Rarely do houses come to the market with an attention to detail like this one. Great thought and care has been taken when updating this home to a truly 21st century standard, in a 1930's shell. The home is perfectly suited to family life having four bedrooms, a large extended kitchen living space with a separate utility room and a cosy more formal sitting room. The whole property is double glazed throughout and is heated by a 2020 boiler for the gas central heating. The loft conversion has truly transformed the property with a large master bedroom suite with generous storage, air conditioning and a floor to ceiling glass wall to capture the south facing view. Outside the large south facing garden is fully enclosed with good lawn, terraced seating and dining area and side access. The garage has been converted to a useful outdoor office space still with plenty of space for storage. To summarise a beautiful interior boasting family sized accommodation close to many essential amenities.



- Extended 1930s semi detached
- Four bedrooms
- Large extended open plan kitchen, living & dining space
- Sitting room
- Shower room & Ensuite bath/shower room
- New roof, Updated water supply to house
- Parking & converted out building
- Large south facing garden
- EPC - C
- Council Tax - D





This three bedroom family home is perfectly located just outside of Guildford town in this popular road a short stroll to common land and various open green spaces. At the end of the road is a Waitrose, Post Office, Dentist, Chemist, Vets and the best Fish & Chip shop for miles. Within a 10 minute walk is Sainsburys a butchers, barbers and handmade Pizza. Schooling at Stoughton Infants, Northmead Junior and St Josephs are all within a 20 minute walk. QEP close by offers further children's activities and clubs. To summarise, great community atmosphere and amenities, lovely extended home.



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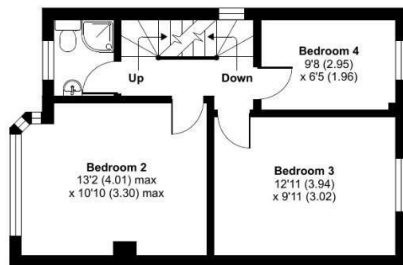
Approximate Area = 1299 sq ft / 120.7 sq m

Limited Use Area(s) = 61 sq ft / 5.8 sq m

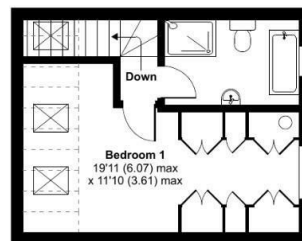
Outbuilding = 179 sq ft / 16.6 sq m

Total = 1539 sq ft / 143 sq m

For identification only - Not to scale

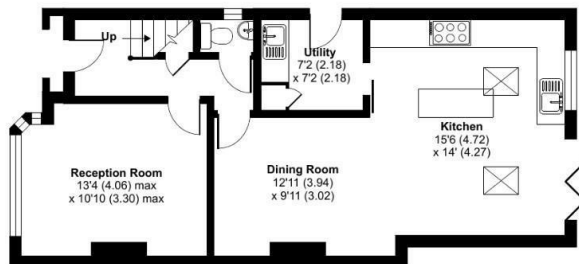


FIRST FLOOR

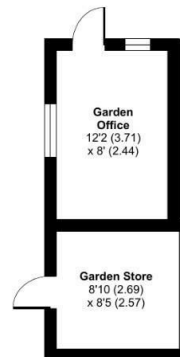


SECOND FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Mark Collins (Guildford) Limited. REF: 952988



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