



9 Old Rectory Close, Guildford GU5 0JR



**COLLINS**  
Independent Estate Agent





## 9 Old Rectory Close Guildford GU5 0JR

£350,000

Freehold

Tucked away in a cul de sac just off Bramley High Street, this two bedroom end of terrace house features a recently landscaped garden and a garage with direct access from the garden. The presentation throughout this very smart home is second to none with noteworthy features being full double glazing, gas central heating and a well equipped kitchen dining area over looking the garden. The sitting room is a great size with an open tread staircase rising to the bedrooms and refitted bathroom. Both bedrooms come with fitted wardrobes and offer good storage solutions. Parking is found in the close and is unrestricted. To summarise, a great first time or downsize buy with no onward chain.



- Modern end of terrace house
- Two bedrooms
- Kitchen dining area
- First floor bathroom
- Landscaped rear garden
- Garage and parking
- Double glazed and gas central heating
- No onward chain
- EPC - D





Bramley is a traditional pretty Surrey village about 3.5 miles south of Guildford station in the Borough of Waverley. Most of the parish lies in the Surrey Hills Area of Outstanding Natural Beauty. The village High Street which is a stones throw away features two pubs, two small supermarkets, a library, a fine butcher and two restaurants. St Catherine's School for Girls is also in the village and is within a short walk. For those wanting an out of town lifestyle in Surrey this is the perfect location.



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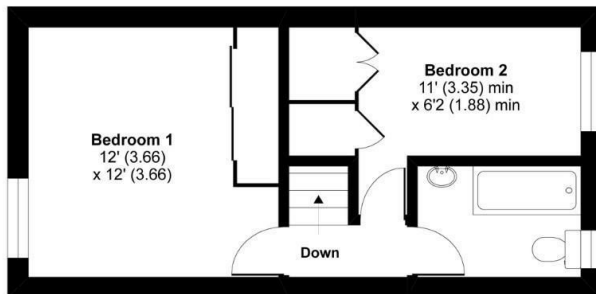
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Approximate Area = 658 sq ft / 61.1 sq m

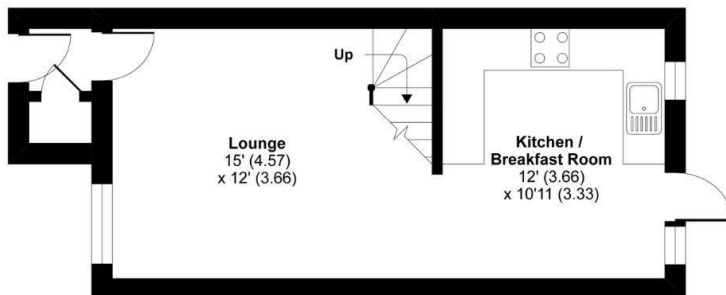
Garage = 128 sq ft / 11.8 sq m

Total = 786 sq ft / 73 sq m

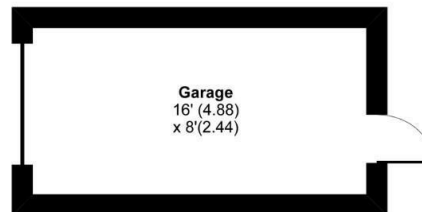
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mark Collins (Guildford) Limited. REF: 686263



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