



4 Ennismore Avenue, Guildford GU1 1SP



COLLINS
Independent Estate Agent





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£1,225,000

Freehold

A perfectly located family home with character, quietly positioned in this tree lined avenue, just moments from Stoke Park and only short walk into town. The accommodation is well balanced featuring four bedrooms, 2 reception rooms and a study. The kitchen has been transformed with a large extension and is the engine room of this well presented home with large glazed doors opening to the established good sized and private garden beyond.



- Quiet established location
- Perfect for Guildford schools
- Four bedrooms
- Family bathroom, ensuite and cloakroom
- Spacious entrance hall
- Utility room & Cloakroom
- Two separate receptions and study
- Large garden
- Driveway parking & Garage
- EPC - F





Ennismore Avenue is within the "Golden Triangle" of Guildford, making it highly sought after for families wanting to be especially close to Guildford High School, The Royal Grammar School, Lanesborough and Tormead. Boxgrove, George Abbot and County are also within easy reach. This quiet street has a friendly community spirit and is just a few hundred yards to Stoke Park. The Upper High street and London Road station are also a short walk away. No 4 also features some obvious extension possibility to the side with further potential in the generous roof space, subject to consent.



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

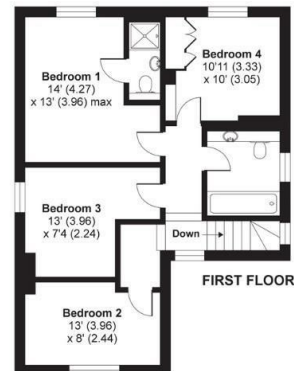
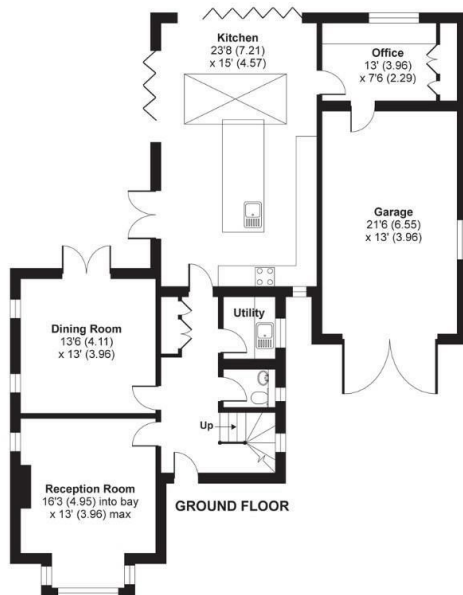
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APPROX. GROSS INTERNAL FLOOR AREA 2032 SQ FT 188.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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