



9 Abbots Close, Guildford GU2 7RW



COLLINS
Independent Estate Agent





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£1,050,000

Freehold

Abbots Close is a pretty detached house in an elevated position with a large south facing garden. The kitchen/dining room offers plenty of space for a growing family and opens out onto a covered terrace area. There are two separate reception rooms, one with a door out to the terrace and an office with adjacent separate external door and shower room, making it possible to create an annex if required. Upstairs are 5 generous bedrooms, two of which have doors out to a lovely decked balcony. There is an en suite shower room to the master bedroom and a family bathroom. A driveway offers off-street parking for 2/3 cars and the Close itself is in an unrestricted parking area. This much loved family home comes to the market for the first time in nearly 20 years and offers scope to re-model and update given it's flexible layout. To summarise a well balanced family house with potential in a great location for families needing space outside and near good schooling and the town centre.



- 1930's detached family home
- Five bedrooms
- Two receptions and a study
- Large L shape kitchen diner
- Entrance hall and boot room
- Family bathroom, ensuite and ground floor shower room
- Large south facing garden
- Ample driveway parking
- Fully enclosed garden
- EPC - D





Set high on the slopes of the chalky Downs in a no through road within the extremely popular Onslow Village. This family house is perfect for schooling with Onslow Infants, Queen Eleanors and Guildford County all being very close by. The Downs are perfect for recreation and within a few hundred yards can be found the Arboretum and Onslow village Recreation ground. The centre of the village has a few local shops but Guildford town is only just over a mile. The mainline station by foot is 1.3 miles according to Google!



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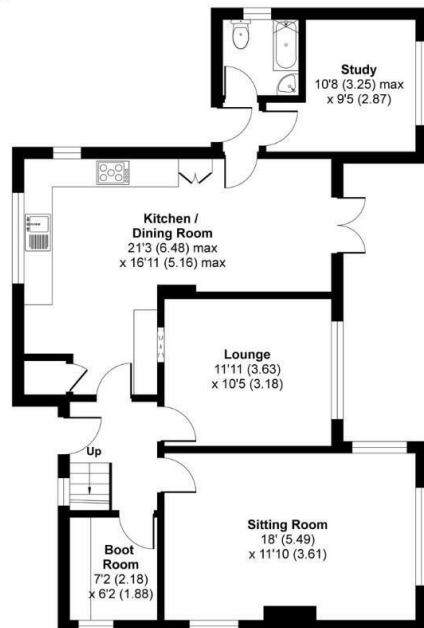
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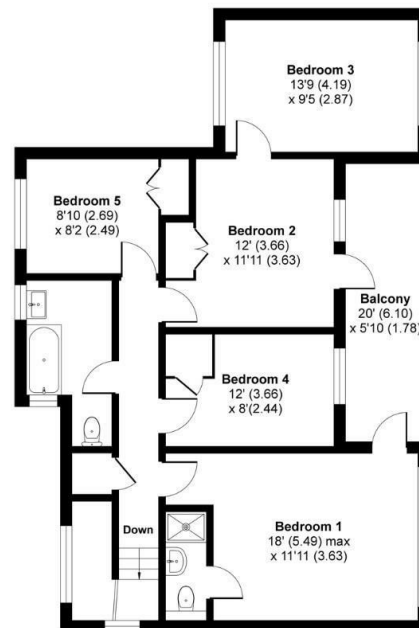
Abbots Close, Guildford, GU2

Approximate Area = 1748 sq ft / 162.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 748330



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