



96 Shepherds Lane, Guildford GU2 9SW



COLLINS
Independent Estate Agent





96 Shepherds Lane Guildford GU2 9SW

£649,995

Freehold

On the market for the first time in 35 years, this 1930's detached family home is ideally located just outside of Guildford town and is close to good schooling, shops, amenities and common land. The property benefits from a generous frontage set back from Shepherds Lane at the top of the hill that commands a good view from the first floor front windows towards the Downs. There are four bedrooms, two reception rooms and an extended kitchen that formed part of the two storey rear extension that my clients inherited from the previous owners. The gardens to the front and rear are both very well kept and mature with plenty of off road driveway parking as well. The whole house is fully double glazed and enjoys cavity wall insulation and a modern combination boiler that powers the gas central heating system. To summarise a well presented family home in a quiet road with a good community atmosphere.



- 1930's detached house
- Four bedrooms
- Two receptions
- Refitted family bathroom and cloakroom
- Extended kitchen
- large front garden with plenty of parking
- Good sized rear garden
- EPC - D
- Council tax band - E





This four 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. Close by 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 home.



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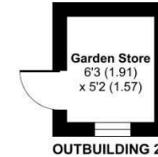
Shepherds Lane, Guildford, GU2

Approximate Area = 1153 sq ft / 107.1 sq m

Outbuildings = 113 sq ft / 10.4 sq m

Total = 1266 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 991203



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