



30 Bladon Close, Guildford GU1 1TY



**COLLINS**  
Independent Estate Agent







## 30 Bladon Close Guildford GU1 1TY

£425,000

Freehold

A well presented modern terraced house situated in a cul de sac just off London Rd fronting a green with plenty of parking and a garage. Large light rooms and wide double glazed window openings enhance the feeling of space and light throughout. There are two bedrooms, the main being a fantastic size with a southerly aspect and extensive book casing and built in wardrobe. The second bedroom overlooks the green and also benefits from a built in wardrobe. The most striking feature of the property though is the spacious living room with an expanse of glass between the paved and enclosed garden. The garden backs south with a rear access lane to the garages that are nearby in a block with parking in front of. Additional parking can be found around the green. Agents note - Please be aware the garage floor slab has sunk over the years and has resulted in damage to the structure although is still in working order. Further details on request.



- Modern terraced house
- Two bedrooms
- Large reception room
- Downstairs cloakroom
- Refitted kitchen with table space
- Gas central heating
- Double glazing throughout
- Garage in a block & parking
- Southerly backing garden
- EPC - C







Bladon Close is very well located just outside the town opposite Stoke Park in a small cul de sac fronting a communal green. London Rd station is 0.8 miles by foot and the Upper High St about the same distance. Guildfords cobbled High St with all its attractions is a walk of under 25 minutes, according to google.



**COLLINS**

**Independent Estate Agent**

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

Telephone | 01483 230 473  
[info@collinsguildford.co.uk](mailto:info@collinsguildford.co.uk)

[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)



## Bladon Close, Guildford, GU1

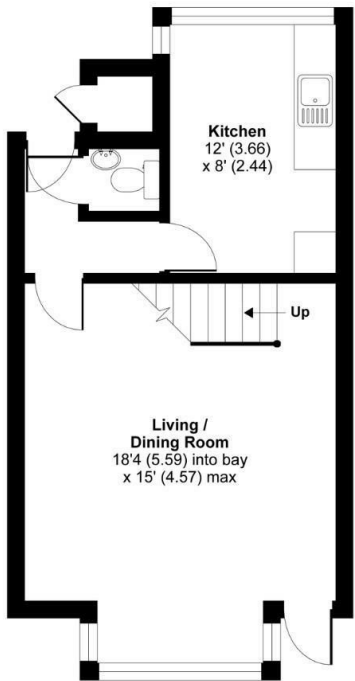
Approximate Area = 779 sq ft / 72.3 sq m

Garage = 136 sq ft / 12.6 sq m

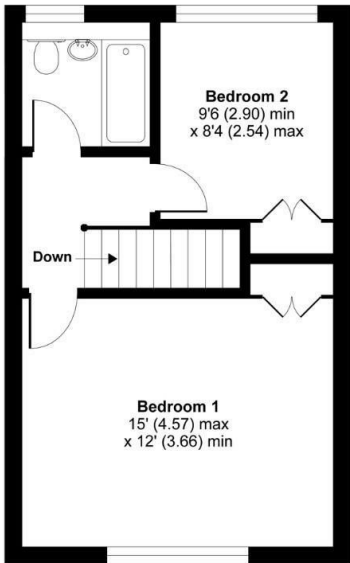
Outbuilding = 7 sq ft / 0.6 sq m

Total = 922 sq ft / 85.6 sq m

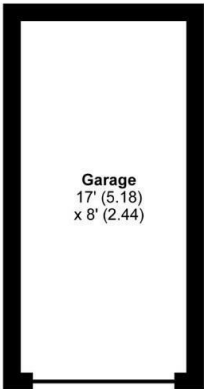
For identification only - Not to scale



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: 771862



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.