



Bradley Court, Epsom Road Guildford, Surrey GU1 3PF

Guide Price £475,000

This delightful two-bedroom maisonette in Guildford offers recently refurbished accommodation, a private garden, double garage and off-street parking, and is available with no onward chain. Ideally located within walking distance of the town centre and mainline train station, it provides convenient access to shops, restaurants and excellent transport links.



Description

Situated within walking distance of the heart of Guildford, this delightful two-bedroom maisonette with private garden, garage and off-street parking offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-presented home in a highly convenient location.

The property features two generously sized double bedrooms, providing comfortable accommodation for professionals, couples, or a small family. Upon entering into a welcoming hallway which gives access to all rooms, including a large living/dining room, you are welcomed by a cosy reception room, ideal for relaxing or entertaining guests.

The interior has been recently refurbished, giving the home a fresh and modern feel, allowing the new owner to move straight in and enjoy the property with minimal effort.

A particular highlight of the property is the private garden, a rare benefit for homes located so close to the town centre. This tranquil outdoor space is perfect for enjoying a morning coffee, outdoor dining, or hosting summer gatherings.

Additional advantages include off-street parking, a private double garage, and the benefit of no onward chain, helping to make the buying process smoother and potentially quicker.

Perfectly positioned within easy walking distance of Guildford town centre and the mainline train station, the property offers convenient access to a wide range of shops, restaurants, cafés and local amenities.

This attractive maisonette combines comfort, outdoor space and a prime location, making it a wonderful place to call home in Guildford.

Ground Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.0 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 61 | 68 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

