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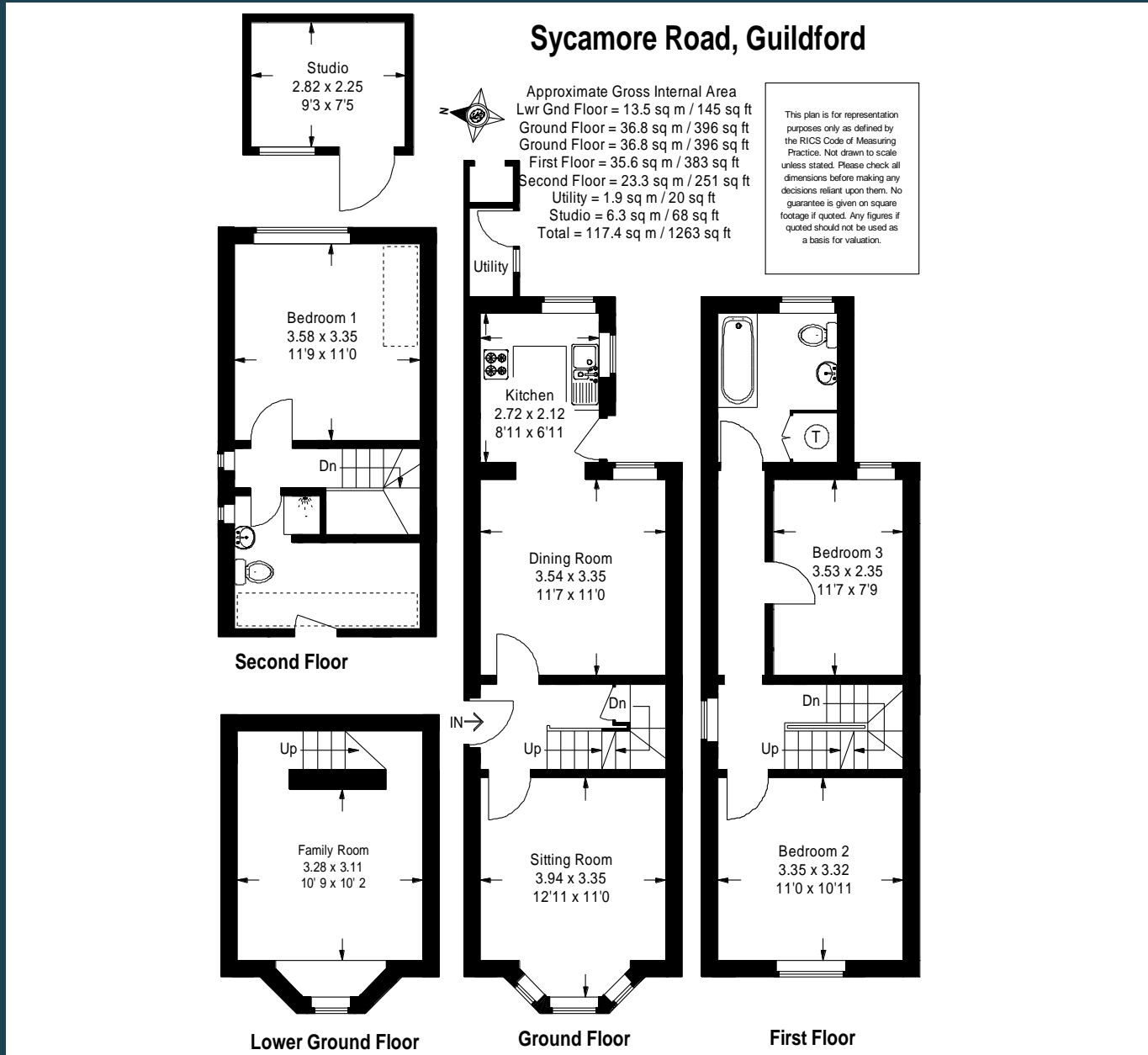
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17 Sycamore Road  
Guildford Surrey GU1 1HJ

Price: £479,950 Freehold



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



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**DESCRIPTION:** 17 Sycamore Road is an attractive three bedroom bay fronted end of terrace Victorian town house believed to have been built around 1900 having red brick elevations under a pitched tiled roof. Over the years the house has been the subject of many improvements with works that have included a loft conversion creating an impressive master bedroom with en-suite shower room. Internally the house now provides spacious and adaptable accommodation which is arranged over four levels. On the ground floor there is an entrance hall providing access to a useful basement, a bay fronted sitting room, dining room and kitchen. On the first floor there are two good sized bedrooms and large bathroom whilst on the second floor there is a double bedroom and shower room. The house also benefits from gas heating and double glazed windows. Outside there is an enclosed rear garden and timber studio. The house is likely to appeal to purchasers seeking a character house that is within easy reach of the town centre and main line station.

AT A GLANCE

- Entrance Hall
- Bay Fronted Sitting Room
- Dining Room
- Kitchen
- Useful Cellar
- Three Bedrooms
- Bathroom & Shower Room
- Gas Heating
- Enclosed Rear Garden
- Residents Parking Permit Available

KEY FACTS

	DISTANCE TO STATION	
	Guildford	0.9m
	DISTANCE TO A3 AND M25	
	A3	0.4m
	DISTANCE TO CENTRE	
	Guildford	0.6m
	DISTANCE TO DOC's & DENTIST	
	Dapdune House Surgery	0.4m
	COUNCIL TAX	
	Band	C



**DIRECTIONS:** Proceed out of the centre of Guildford in a northerly direction on the Stoke Road passing under the railway bridge, at the next roundabout turn left into Recreation Road and then take the 2nd turning on your left into Sycamore Road.

