



Napier Gardens, Guildford, Surrey

Offers In Excess Of £700,000

Napier Gardens, Guildford, Surrey

A bright, well-presented extended four double bedroom detached family house with ample reception space and parking situated in this extremely popular residential cul-de-sac in Boxgrove just a few moments walk from Boxgrove Primary School and within the George Abbot School catchment area and offering with a complete onward chain.

A covered porch leads into the hall with utility cupboard with space for washing machine and tumble drier, understairs cupboard, stairs to 1st floor and downstairs cloakroom. To the front of the house is the sitting room with large window to front. To the rear is the modern kitchen/dining room with windows to both sides and an extensive range of units with built-in dishwasher and space for range-style oven and fridge/freezer with ample space for dining table and chairs. A large archway leads through to a spacious 20' reception room with window and French doors to rear leading to the garden.

The 1st floor landing has a window to the side and access via pull-down ladder to the partially-boarded loft with light. The master bedroom has a large window to the rear and door to ensuite shower room. There are three further double bedrooms and a modern family bathroom with white suite comprising bath, wc, wash hand basin and separate shower cubicle.

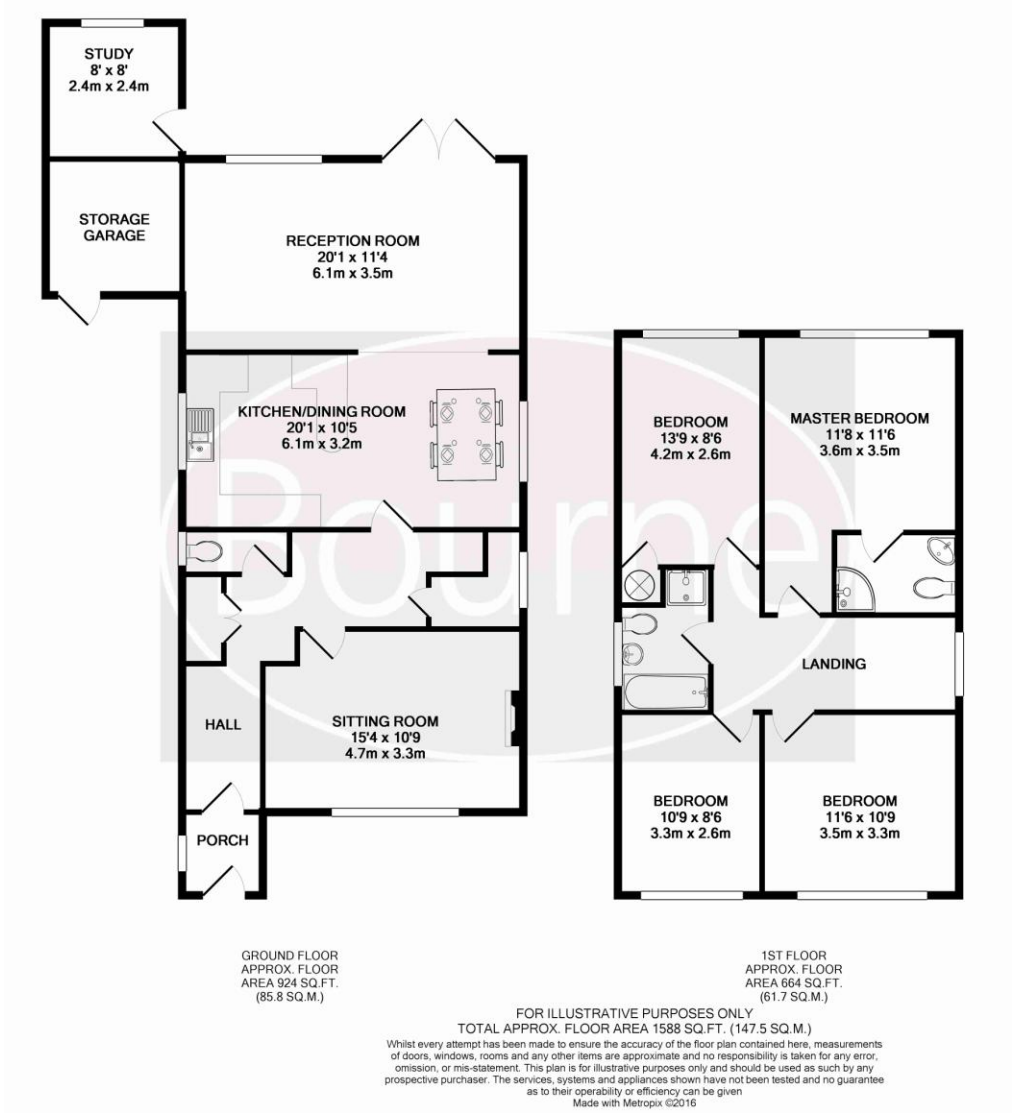
To the front is parking for one car with further parking for at least 3 more cars on the drive to the side of the house leading to the storage garage. Gated side access leads to the rear garden.

The south-east facing rear garden comprises a decked terrace to the rear of the house with the remainder laid to level lawn with further seating area to rear corner. A door to the side leads to the home office with heating and window to rear. Gated side access leads to the front.

- Detached Family House
- Four Double Bedrooms
- Ensuite & Family Bathroom
- Two Reception Rooms
- Modern Kitchen/Dining Room
- Home Office & Garage Store
- Downstairs Cloakroom
- Southerly Aspect Garden
- Quiet Location
- Close to Town Centre

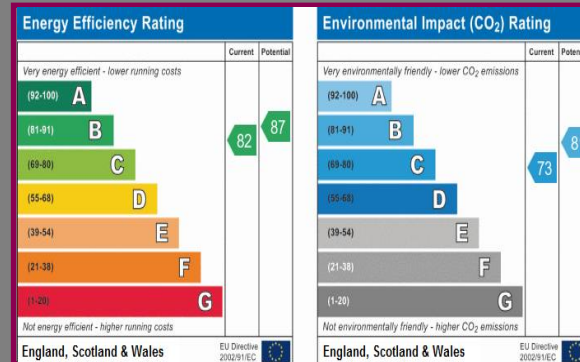


Floor Plan



Location

Napier Gardens is a small residential cul-de-sac in the centre of the very popular Boxgrove area of Guildford; just around the corner from local shops and within a mile of the town centre and train station, with a regular bus service into the town centre and within the George Abbot and Boxgrove Primary School's catchment areas.



A refreshing choice...

Guildford Office: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Sales: 01483 458337 | Lettings: 01483 458338 | Web: www.Bourneestateagents.com

Email: guildford@bourneestateagents.com | guildfordlettings@bourneestateagents.com