



**7 Stantons Wharf,
Bramley, GU5 0DH
Asking Price: £495,000 Freehold**

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1991-2021
30
YEARS

*** Two bedroom semi detached home * Tucked away location, Private Cul De Sac ***

*** Garage/part converted office, driveway * Two bathrooms * Garden room plus living room ***

*** Walking distance of Bramley High Street * Perfect home for downsizer, great for storage! * EPC Rating: C ***

Located within a tucked away spot at the end of a Private Cul De Sac is this two bedroom semi detached home.

The flexible accommodation comprises of entrance hallway, kitchen, bedroom two/study with en suite shower room, living room with log burner leading onto a generous dining/family room with French doors leading to the garden. From the first floor landing the the main bedroom has built in storage and door to the bathroom.

Externally the secluded garden has established borders, patio/secluded seating area and artificial grass with a side access gate. The brick built garage has been converted into storage and part home office space, ideal for the home worker! Off street parking is available in front of the garage.

This property is further enhanced with double glazing and gas central heating. This would make an ideal home for any downsizer looking to be on the outskirts of Guildford and within easy reach of local woodland walks.

Residents of Bramley benefit from an attractive village location just a few miles from Guildford for mainline train services to London. It has a range of shops and eateries including a general store, newsagent and post office, library, chemist, garage, tea rooms, restaurant and several pubs. Bramley is home to an early year and infant school, St. Catherines School for girls and is within easy reach of other well regarded private and state schools. Guildford offers everything you would expect from a county town, an array of shops and restaurants, theatres, sports and leisure facilities and cultural attractions. The A3 provides access to London, the south coast and the M25 for Gatwick and Heathrow.

~ Accommodation ~

Sitting Room 16' 8" x 9' 0" (5.07m x 2.75m) ~ Kitchen 8' 11" x 5' 10" (2.71m x 1.79m) ~ Conservatory 14' 9" x 8' 2" (4.50m x 2.50m)

Bedroom 2 10' 1" x 8' 11" (3.08m x 2.71m) ~ Shower Room ~ Bedroom 1 17' 0" x 9' 1" (5.18m x 2.78m) ~ Bathroom

Store 9' 8" x 8' 11" (2.94m x 2.72m) ~ Home Office 8' 4" x 7' 11" (2.55m x 2.42m) ~ Management charge: £275pa.

Directions:

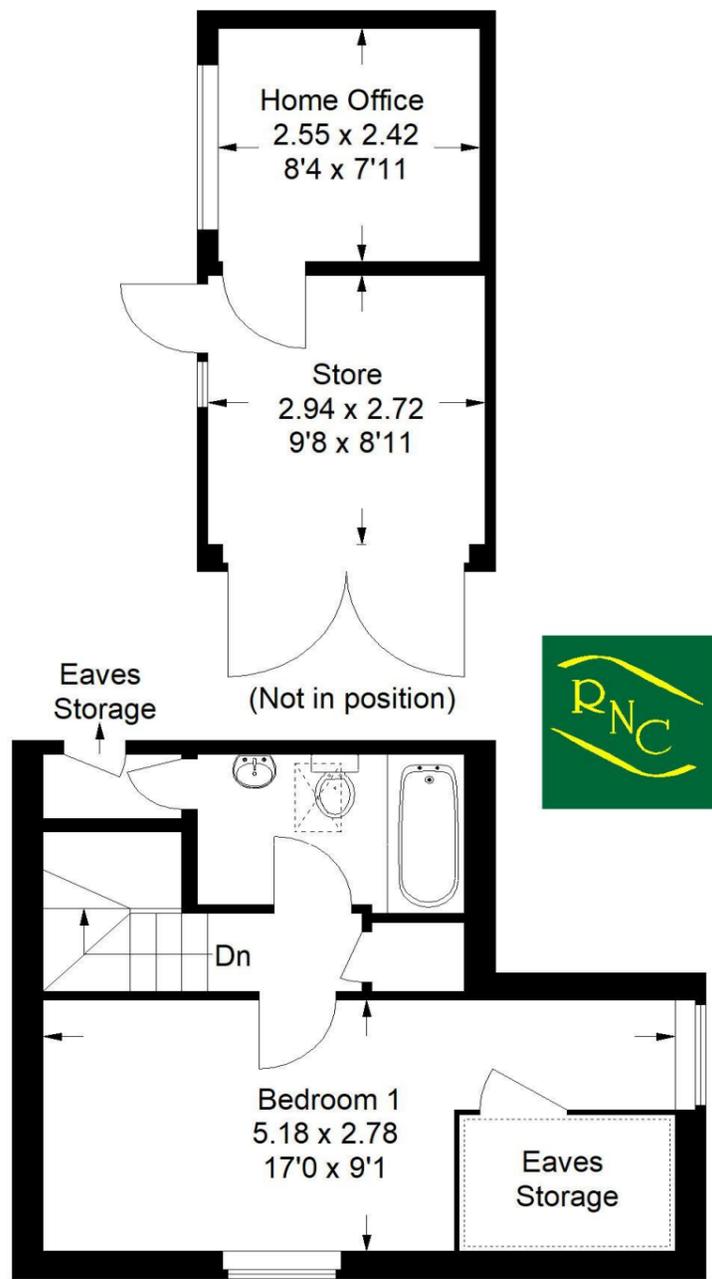
Heading south from Guildford on the A281 turn left at the petrol station into Station Road, continue along this road passing Brambles Park and Barton Road and then take the next right into Stantons Wharf and number 7 is towards the end on the right.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

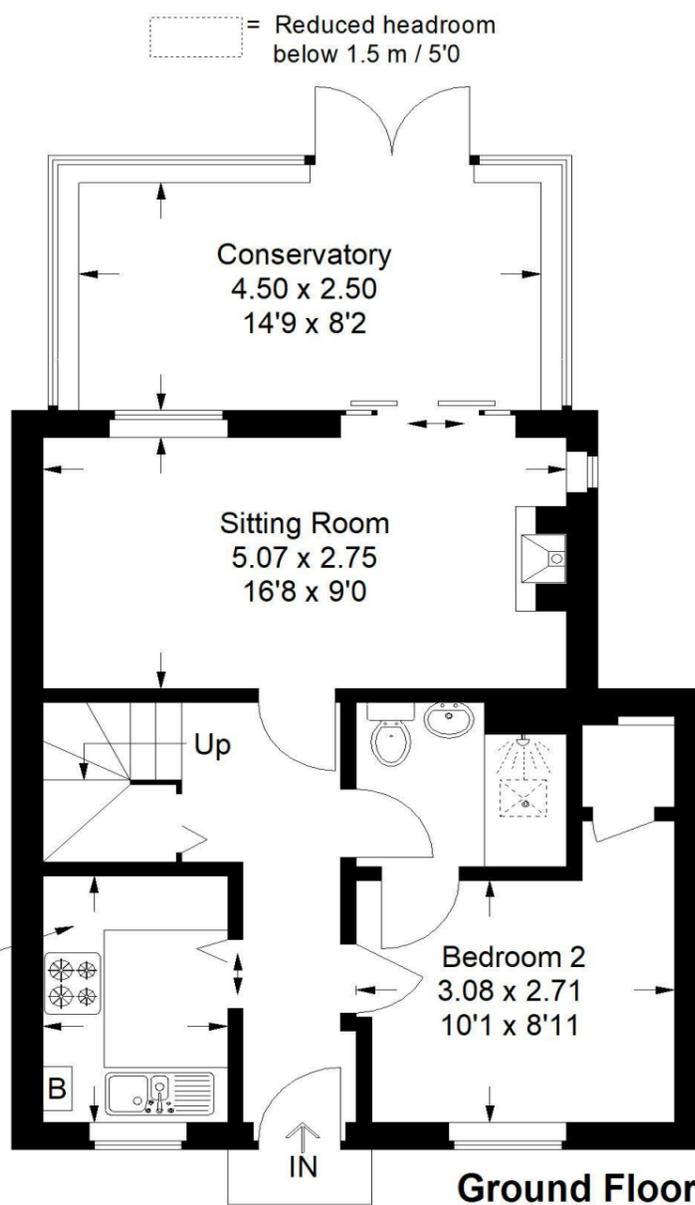
Local Authority: Waverley Borough Council. Tax Band: E

Stantons Wharf, Bramley

Approximate Gross Internal Area
 Ground Floor = 56 sq m / 603 sq ft
 First Floor = 28 sq m / 301 sq ft
 Home Office / Store = 15.3 sq m / 165 sq ft
 Total = 99.3 sq m / 1069 sq ft



First Floor



Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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