

PRICE GUIDE

£675,000

3, Rosetrees

Guildford, GU1 2HS

A beautifully presented three-bedroom semi-detached home, occupying an elevated position on the outskirts of Guildford town centre, with stunning views, a private walled garden and an impressive range of smart-home features. Built in 1975 and lovingly maintained by the original owners, the property has been extensively updated over the years, including a substantial extension and rebuild in 2006 and a contemporary new shower room in 2020. The bright and stylish accommodation has a distinctly Scandinavian feel, with clean lines, large windows and attractive wooden and tiled flooring. A distinctive and meticulously maintained home offering modern living, excellent views and a peaceful yet highly convenient Guildford location.

PROPERTY SUMMARY

3

1

2

The entrance hall has both a cloakroom and shoe/storage cupboard and leads into a magnificent open-plan living and dining area flooded with natural light. The patio doors open onto modern decking and a patio paved in natural stone, creating an excellent space for both relaxing and al fresco dining.

Upstairs are two generous double bedrooms, a good-sized single bedroom and a superb contemporary shower room. The principal bedroom enjoys views to the front, while the second bedroom overlooks the garden and has far-reaching views across Guildford. The third bedroom is currently used as a study and, along with the second bedroom, benefits from additional power and internet connections. Further features include a fully boarded and insulated loft with ladder, storage cupboards on the landing and in the study, and modern low-energy lighting throughout the house. The 'smart home' is managed by Philips Hue and Lutron for lighting, Hive for central heating and hot water and Yale for intruder alarm and security.





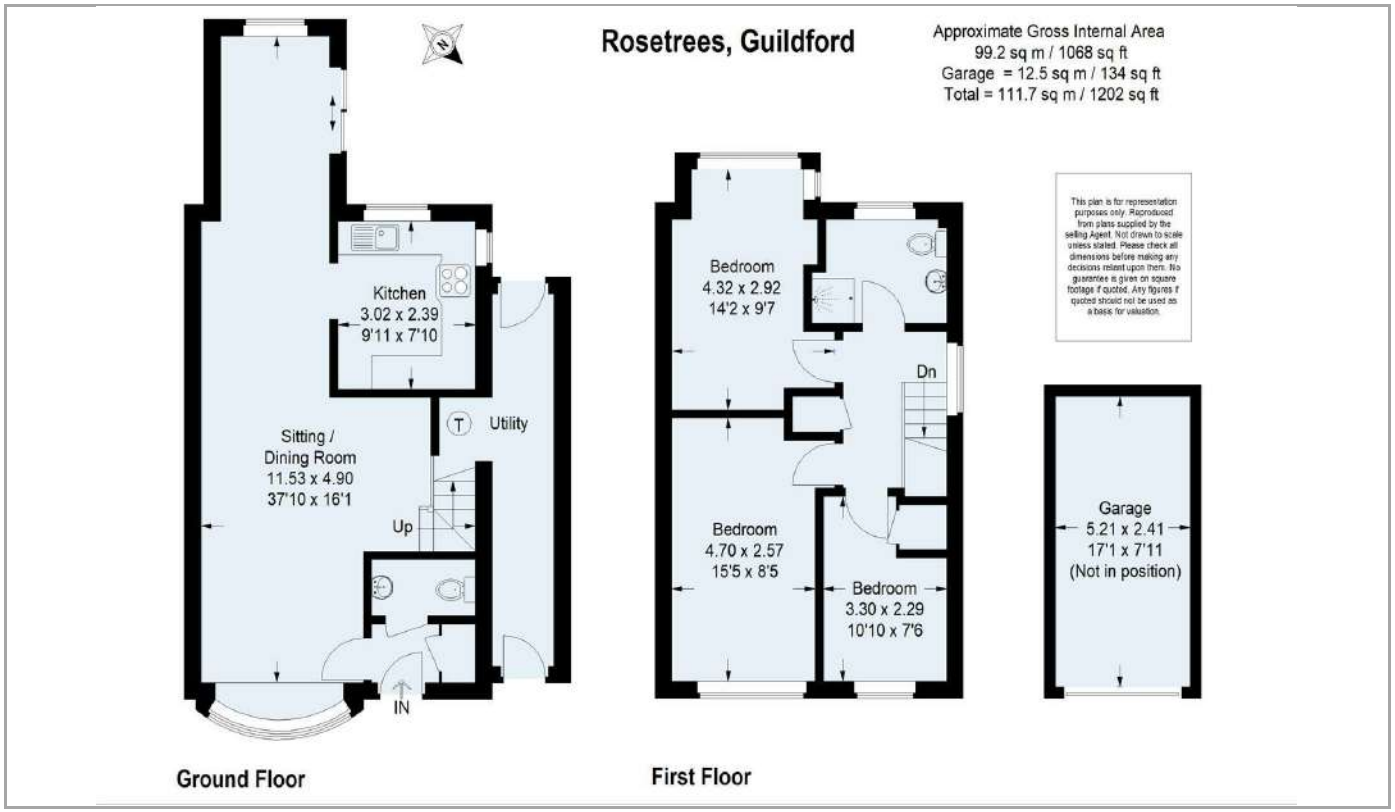







Miele

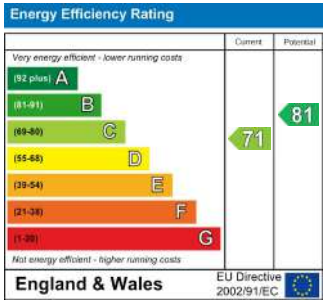






DIRECTIONS

From the top of Guildford High Street, turn right onto the Epsom Road signed to Leatherhead and Dorking (A25). After approximately 0.4 miles, turn right into Upper Edgeborough Road then at the mini roundabout exit left onto Warren Road. Continue for 0.2 miles then turn left onto Rosetrees where no. 3 will be found on your left-hand side



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX BAND
E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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