

2 Chestnut Rise, Bramley GU5 0EU

£675,000

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Est.1991







2 Chestnut Rise Birtley Road

Bramley, Guildford

- Elevated position with views
- Outskirts of Bramley Village
- No onward chain
- Contemporary 1,725 sq ft House
- High specification
- Off street parking
- Open plan kitchen/dining room
- 4 Bedrooms, 3 bathrooms (2 en-suites)

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.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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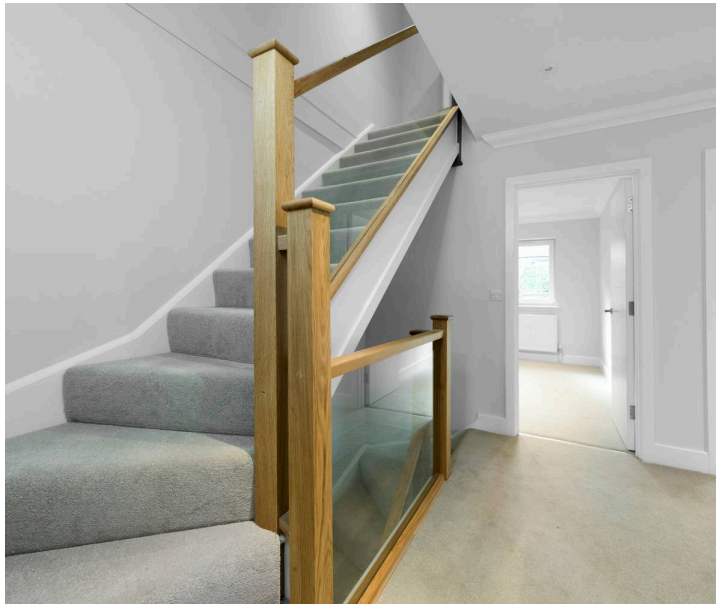
Bramley, Guildford

Offered for sale with no chain. A spacious, contemporary, semi-detached home comprising; Four Bedrooms, Three bathrooms (Two en-suites) and a generous open plan kitchen/dining room opening into the living room. The accommodation extends to some 1,725 sq ft over the three floors and has plenty of off street parking to the front and a low maintenance rear garden. The property benefits from an elevated position with countryside views to the front whilst being just 0.5 mile form the village centre and under 5 miles from Guildford's bustling town centre and mainline train station. We highly recommend a viewing to fully appreciate the size and specification of this lovely modern home.

Please note: Some photos used are from when the property was let out or before and as such are for indicative purposes only.











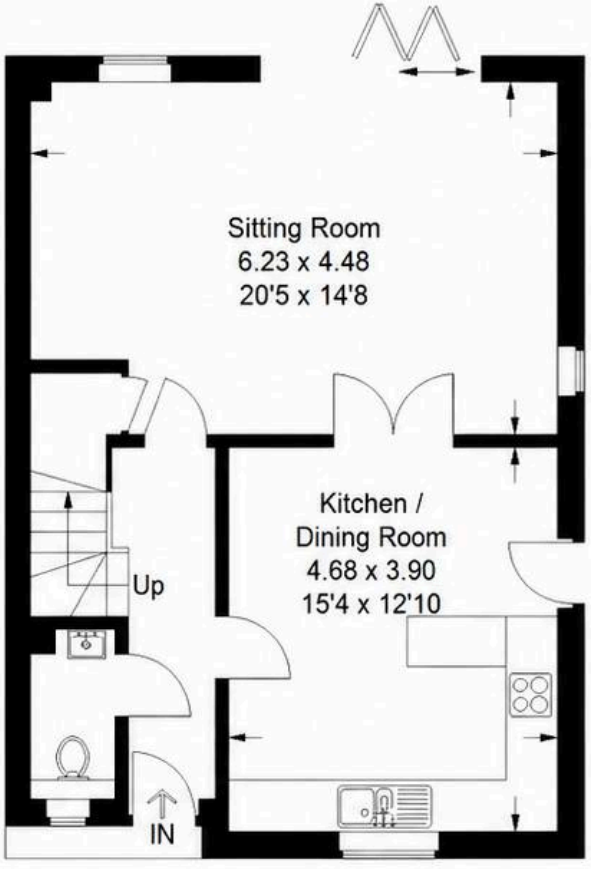




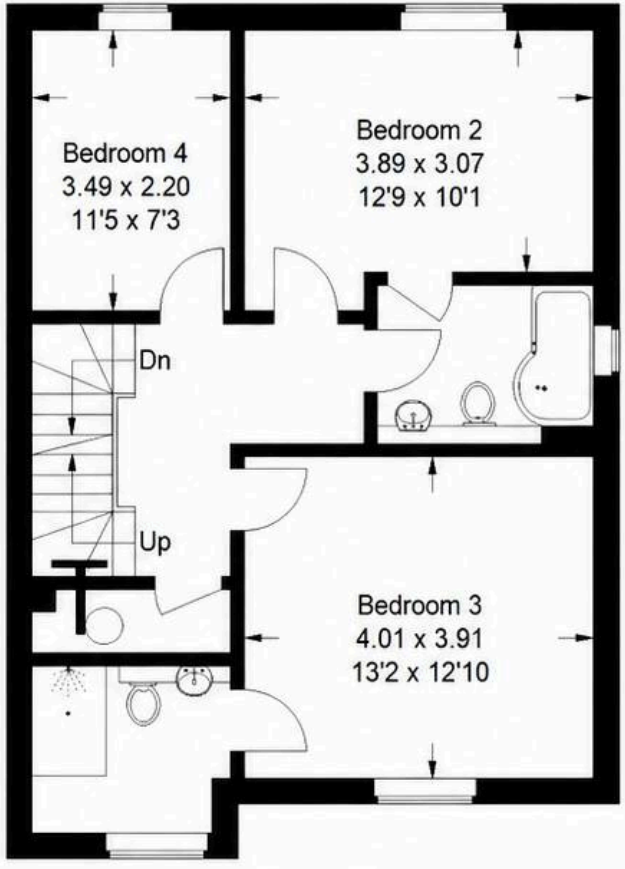
Chestnut Rise, Bramley

Approximate Gross Internal Area
Ground Floor = 57.8 sq m / 622 sq ft
First Floor = 59.3 sq m / 638 sq ft
Second Floor = 43.2 sq m / 465 sq ft
Total = 160.3 sq m / 1725 sq ft

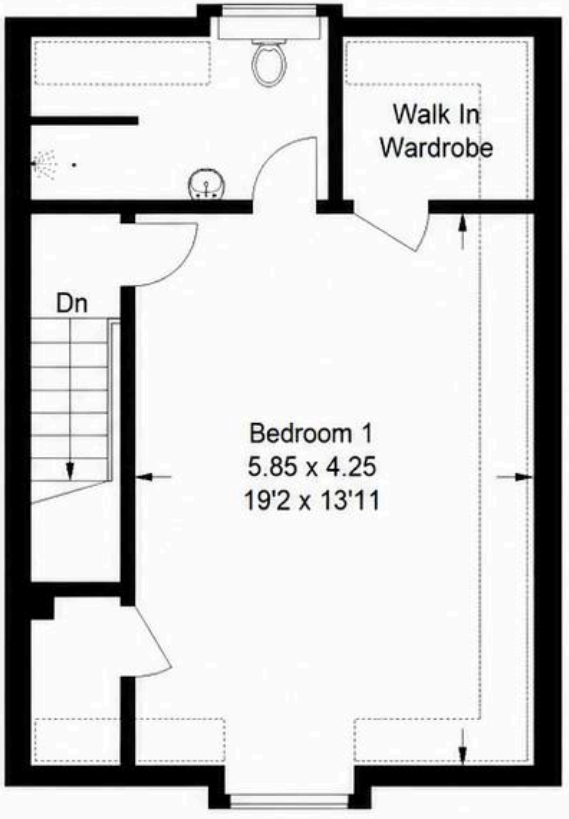
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.