



11 OAKDENE ROAD
GUILDFORD, GU3 1ND

£375,000
FREEHOLD


**BURTON
MATTHEWS**

11 OAKDENE ROAD



CASH PURCHASERS ONLY. A semi-detached home offering clear potential to renovate and add value in a consistently popular location, lying equidistant between Guildford and Godalming. This property is in need of FULL RENOVATION and is not currently mortgageable so enquiries are sought from wholly cash purchasers only. This home has a traditional layout which on the ground floor features an entrance hall, two separate reception rooms, one with working fireplace, separate kitchen (stripped out currently) and utility / cloakroom. Upstairs there are three bedrooms (two good doubles and one single) and a family bathroom. Externally, there is a small area of walled garden to the front with pedestrian side access through to a large, mature rear garden which extends to 65 feet with a South-Easterly orientation. Within the rear garden is a useful outhouse for storage and an old garage is accessible from within the garden and for vehicular access via the adjacent side road, Peasmarsh benefits from a lovely expanse of green which is overlooked by this property and there is a large variety of woodland close by with river walks right on the doorstep, excellent bus links and Shalford station just 0.75 miles on foot.

Additional Information

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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