11 EASTCROFT COURT

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ALBURY ROAD, GUILDFORD, SURREY, GU1 2BU

A spacious three bedroom, duplex apartment with a private courtyard garden, allocated parking, located close to Guildford town centre and with easy access to the open countryside of Merrow Downs and AONB North Downs for walking and cycling

- Entrance hall
- Principal bedroom with en-suite
- Two further bedrooms and a family bathroom
- Separate study area
- Kitchen/Dining room
- Sitting Room
- Private walled courtyard garden
- Use of communal gardens
- Allocated car parking space

Guildford Mainline Station - 1.7 miles (London Waterloo from 32 mins), London Road Station - 0.7 miles, Heathrow Airport - 20 miles, Gatwick Airport - 23 miles, Central London - 30 miles (all distances are approximate)

THE PROPERTY

Situated in a sought-after residential development, this spacious and well-presented property with allocated parking space offers versatile accommodation arranged over two floors, extending to over 100 sq. metres. The property is entered via a welcoming entrance hall, leading through to a well-proportioned master bedroom suite, along with two further bedrooms and a family bathroom, making it suitable for families, professionals, or those requiring flexible living space. In addition, there is a dedicated study area, ideal for home working or use as a hobby room.

A ground floor substantial open-plan kitchen with integrated appliances/dining room provides an excellent family and social space, offering ample room for both cooking and dining and a generous sitting room, ideal for relaxation and entertaining which opens onto the private courtyard garden. The layout is thoughtfully designed to maximise space and natural light throughout, with well-balanced room sizes and practical circulation areas. This is a rare opportunity to acquire a spacious home in a desirable Guildford location, combining comfort, flexibility and convenience.

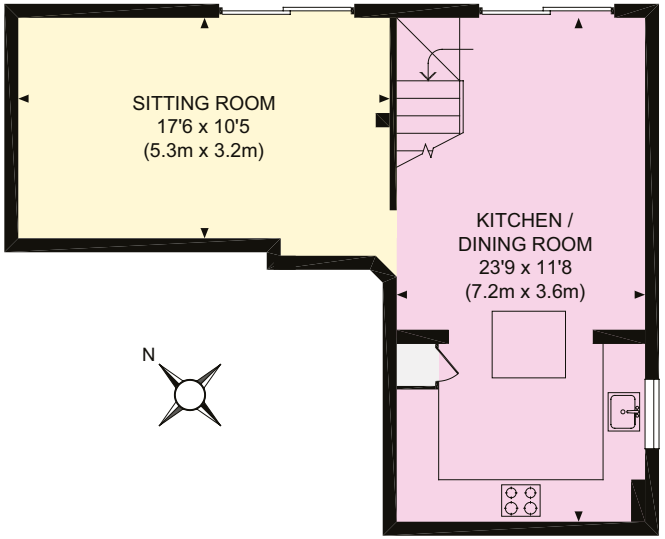
THE LOCATION

Eastcroft Court is located within a short walk of Guildford town centre which offers excellent shopping, restaurants and recreational facilities with its famous cobbled high street, covered shopping precincts, and many leading stores. Despite being a bustling town, it offers a unique blend of town and country surrounded by miles of lovely walking and riding countryside with many footpaths and bridleways close by.

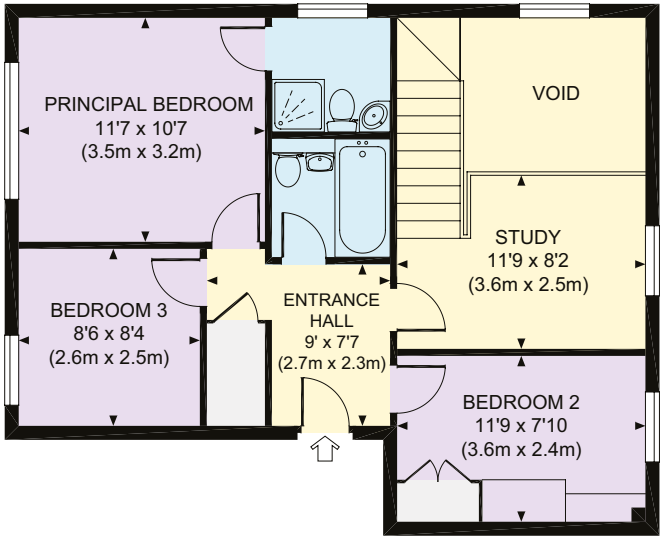
For the commuter by rail, Guildford London Road station is less than 1 mile away and Guildford mainline station is within 2 miles, which has a fast service to London Waterloo whilst the A3 provides excellent road links to the M25 thus putting the south coast, Heathrow and Gatwick International airports and central London within easy reach.

Recreation amenities in the area include the highly regarded Yvonne Arnaud Theatre, Odeon Cinema, Surrey Sports Park, Spectrum Leisure Complex as well as many excellent golf courses including Guildford, Clandon and Bramley to name a few.

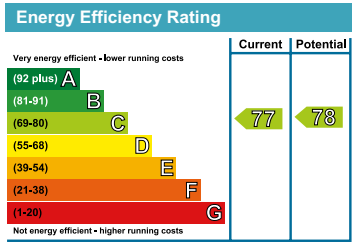
Approximate Gross Internal Area:
100.2 sq m / 1078 sq ft



GROUND FLOOR



FIRST FLOOR



INFORMATION

SERVICES

Mains water, electricity and gas fired central heating.

FIXTURES & FITTINGS

Fixtures and fittings are included with the sale.

TENURE

Share of Freehold. Lease was extended to 999 years in March 2009. Resident managed with no ground rent.

LOCAL AUTHORITY

Guildford Borough Council
Tel: 01483 505050

WHAT3WORDS

///tonic.vanish.dare

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GRANTLEY
SALES AND LETTINGS

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