



**The Avenue  
Worplesdon  
Guildford  
Surrey  
GU3 3RA**

**Offers in Excess of £875,000**

**bettermove**

# The Avenue Guildford

Bettermove are proud to present this impressive 3 bedroom detached bungalow in the sought after area of Worplesdon.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and integral garage. The council tax band is G.

The interior of this well presented property briefly comprises a spacious and open plan sitting room and dining room, the fitted kitchen with access to the utility room, convenient WC, three double bedrooms and the family bathroom. The property also benefits from a large loft space which provides scope for further development including two additional bedrooms with ensuite facilities. The exterior boasts a generously sized garden with two sheds, perfect for enjoying the summer months.

Located in the popular village of Worplesdon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Worplesdon Train Station, the A3 and many local bus routes providing easy access into the market town of Guildford.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

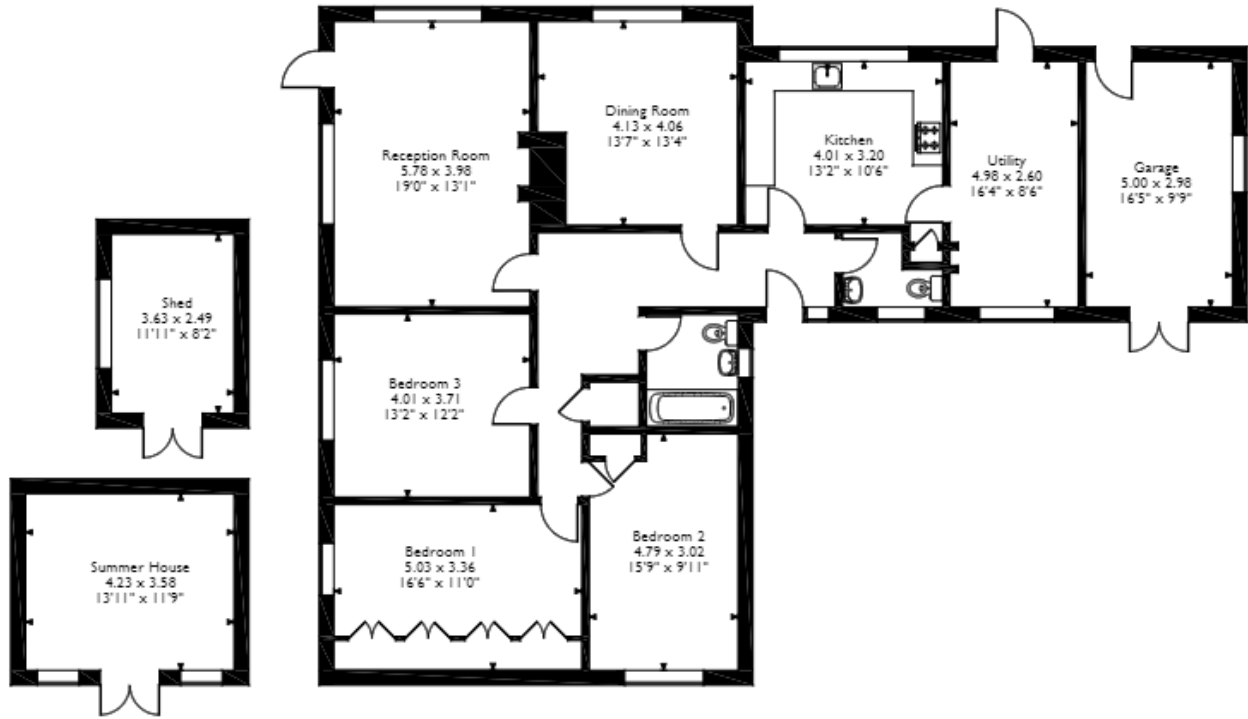
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Pentire, The Avenue Worplesdon, Guildford, Surrey  
 Approximate Gross Internal Area  
 Main House = 142 Sq M/1528 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Outbuildings = 24 Sq M/258 Sq Ft  
 Total = 181 Sq M/1947 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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