

43C QUARRY STREET
Guildford, GU1 3XQ

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6 Quarry Street, Guildford, Surrey, GU1 3UR
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A brand-new three storey semi-detached home of 1,130 sq ft in an incredibly convenient situation in the town centre, backing onto the Castle Grounds and within a short level walk of the High Street and lovely river walks

- **3 BEDROOMS**
- **2 BATH/SHOWER ROOMS**
- **ENTRANCE HALL**
- **CLOAKROOM**
- **STUDY**
- **KITCHEN/DINING ROOM**
- **FIRST FLOOR SITTING ROOM**
- **GARDEN**
- **EPC - B**

High Street – 0.2 mile

Main line station (Waterloo 38 mins) – 0.5 mile

The Location

43C Quarry Street is situated in the heart of the town, only 0.2 of a mile from the High Street and all its excellent shops, restaurants and bars and only half a mile from the main line station with its regular commuter service to Waterloo in 38 minutes. There are also many walks on the doorstep with Racks Close, a public park, within a few metres, which leads to the Castle Grounds, and there are lovely riverside walks along the towpath close by.

The Property

43C Quarry Street is a brand new three storey semi detached house in a unique and rarely available town centre location, which is nearing completion in April 2023. The accommodation is flexible and comprises three bedrooms over two floors and two bath/shower rooms and a ground floor cloakroom. There is a first floor sitting room and a study on the ground floor and a kitchen/dining room with sliding doors to a secluded garden with the old castle grounds wall as a picturesque back drop.

Directions

From the bottom of the High Street bear right into Quarry Street and continue along passing the turnings to Castle Street and Castle Hill and take the next turning after the railing pavement into Racks Court where 43C will be seen on the left.





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.



