

# Glade Mews Guildford | GUI





# 5 Glade Mews

Guildford | Surrey | GU1 2FB

*A wonderfully presented, contemporary town house located in a quiet position only 0.7 miles from Guildford's upper high street.*

Entrance hall  
Sitting room | Study  
Kitchen / Dining room  
Utility room | Cloakroom

Principal bedroom suite  
Three further bedrooms  
Family bathroom

Off-street parking

South east facing garden



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## The Property

5 Glade Mews forms part of an exclusive mews development, built by Laing homes to a high specification and is located in a quite position off of Aldersey Road.

Our clients have extended to the rear of the house to create a wonderful kitchen/dining room with large bi-fold doors leading on the south east facing rear garden. As well as this, the property has been re-decorated and upgraded throughout including new bathrooms and the clever additions of a utility room on the ground floor and walk in wardrobe in the principle bedroom.

5 Glade Mews is an immaculately presented contemporary family home offering four double bedrooms, one en suite, family bathroom and two reception rooms and a wonderful kitchen/dining room.

The rear garden enjoys sunlight for the majority of the day due to the orientation and has an attractive paved sun-terrace leading onto the AstroTurf back lawn.



## Situation

Guildford's Upper High Street 0.7 miles , Central London 31.7 miles, Guildford main line station 1.6 miles (from 32 minutes to London Waterloo) London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo), A3 (Guildford) 1.6 miles, M25 (Junction 10) 8.5 miles, Heathrow Airport 25.5 miles, Gatwick Airport 23.8 miles (all times and distances are approximate).

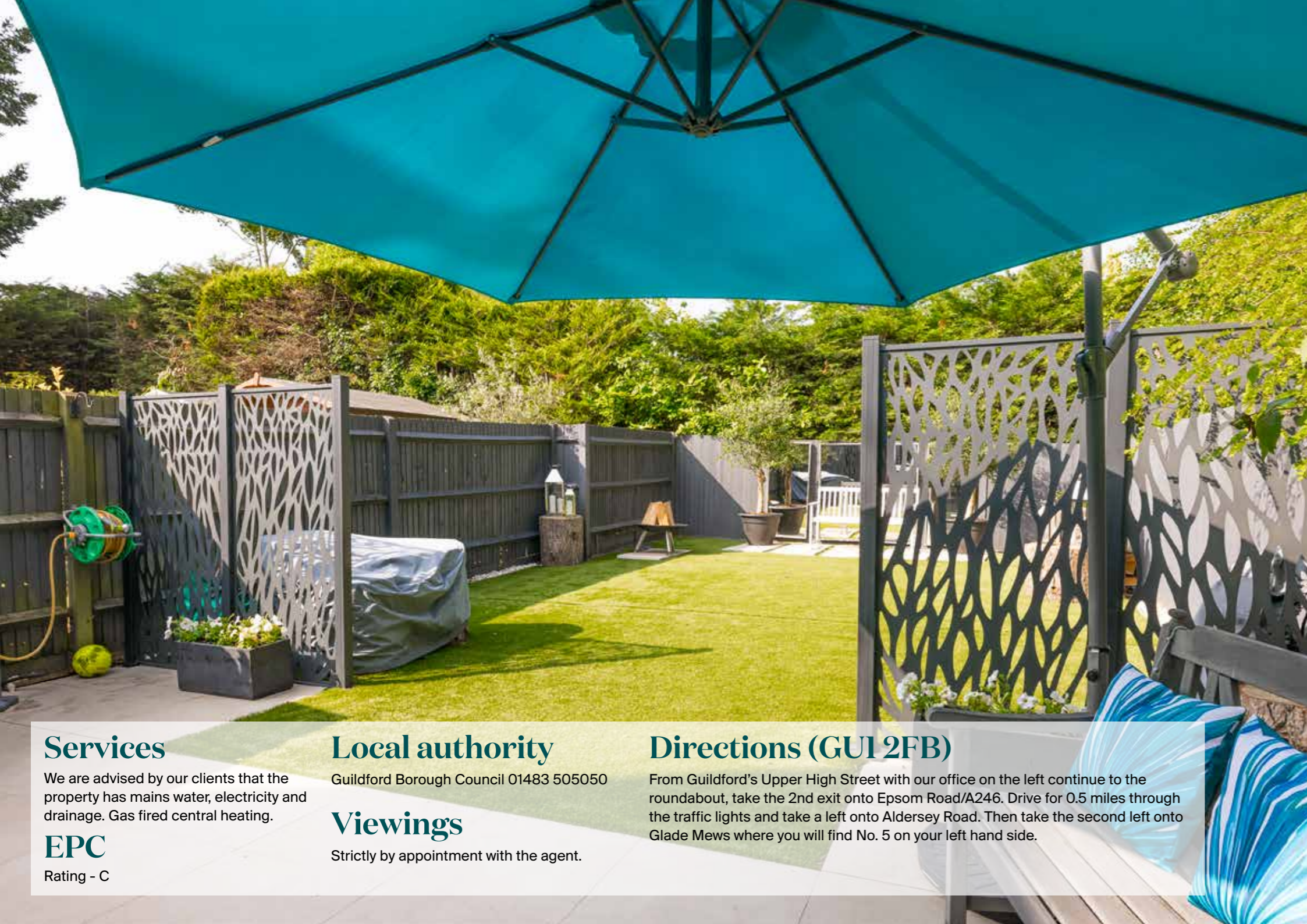
## Schools

Tormead, Guildford High School, George Abbott School, Lanesborough Preparatory School, Royal Grammar School, St Peters Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Boxgrove Primary School, Holy Trinity Junior School, St Catherine's, Charterhouse, Aldro.

## Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Meroo Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.





## Services

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating.

## EPC

Rating - C

## Local authority

Guildford Borough Council 01483 505050

## Viewings

Strictly by appointment with the agent.

## Directions (GU1 2FB)

From Guildford's Upper High Street with our office on the left continue to the roundabout, take the 2nd exit onto Epsom Road/A246. Drive for 0.5 miles through the traffic lights and take a left onto Aldersey Road. Then take the second left onto Glade Mews where you will find No. 5 on your left hand side.

## APPROX. GROSS INTERNAL FLOOR AREA 1,799 SQ FT / 167 SQ M

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**We would be delighted to tell you more.**

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