



## 126 Frog Grove Lane

Wood Street Village Guildford, GU3 3HB

Asking Price £750,000

A very rare opportunity to acquire a detached 3 bedroom bungalow boasting arguably one of the longest gardens in the road, in excess of 900 feet in length.

With the plot totaling approximately 1.5 acres this property offers no onward chain and offers immense scope to extend, with 3 bedrooms, a rear aspect lounge, fitted kitchen and bathroom, outside you will find a drive for several cars and 2 garages.

Frog Grove Lane is situated close to a number of excellent schools in the area, both state and private, including The Royal Grammar School, Guildford High School for Girls, Tormead School, Cranleigh School, St Catherine's in Bramley and Charterhouse in Godalming.

Approximately 3 miles from Guildford town centre, it offers easy access to the A3 which gives access to central London and the south coast and via the M25 at Wisley (Junction 10) to Heathrow and Gatwick Airports.

Guildford has a mainline station with fast and frequent services to London Waterloo in about 38 minutes, alternatively, Brookwood Station, (approximately 2.7 miles away) and one stop before Woking also offers a train service to Waterloo.

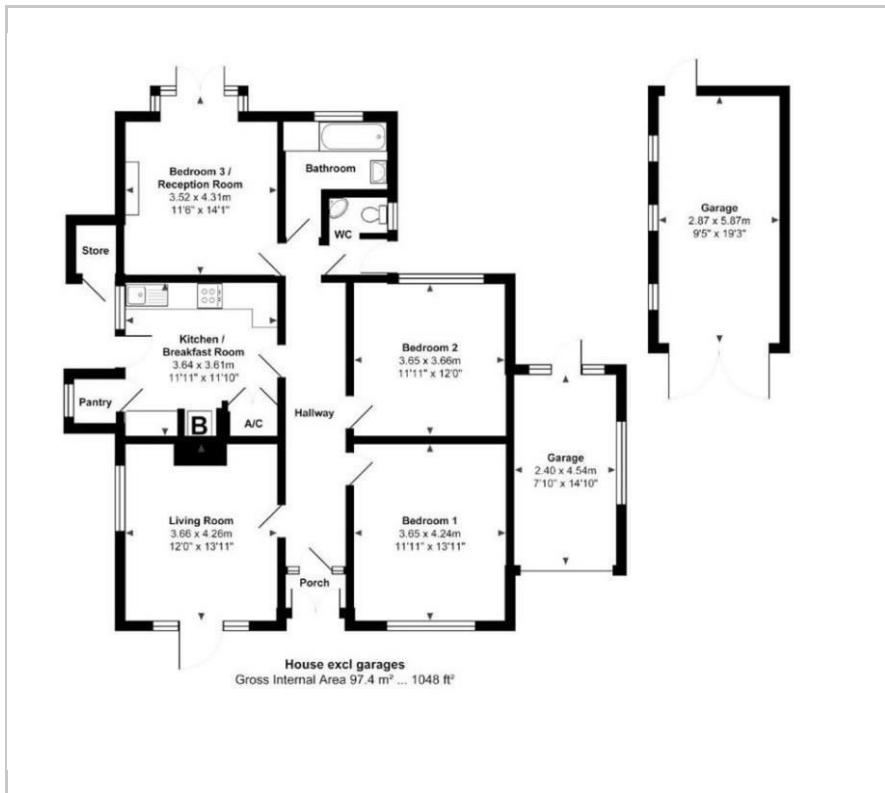
- Approx 900 ft garden
- Chain free
- 1.5 acres approx
- Detached bungalow
- Three bedrooms
- Off street parking
- Two garages
- Scope to extend STPP
- Council tax band E.
- EPC energy rating band (D) 63.

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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