

SUMMARY

- 3 Bedrooms
- Walking Distance to Town Centre
- Great Transport Links
- Good School Catchments
- No Onward Chain
- EPC Rating D



DESCRIPTION

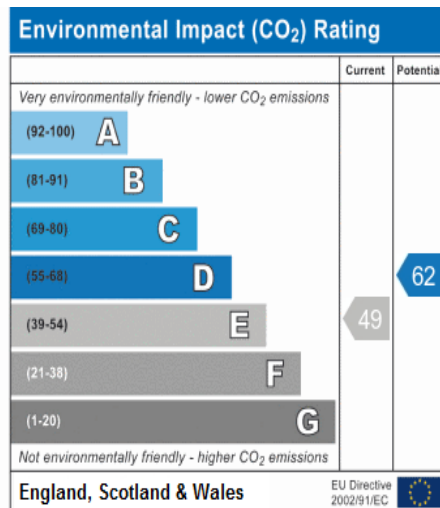
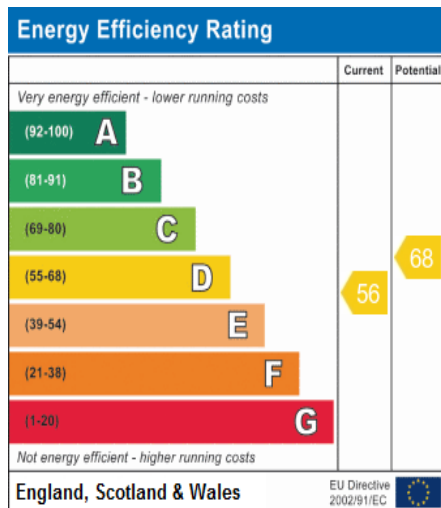
This three Bedroom property is set in a fantastic location of Guildford. The property has just been re carpeted throughout. Downstairs you have a good sized family kitchen to the front aspect of the property, which has just been re-fitted with new cupboards and work tops. To the rear aspect you have a good sized living room with good storage and patio doors out to the garden which has a large shed great for storage. Upstairs you have 3 bedrooms and a family bathroom with separate toilet. The property over looks a green and a park and is a fantastic location if you have young children.



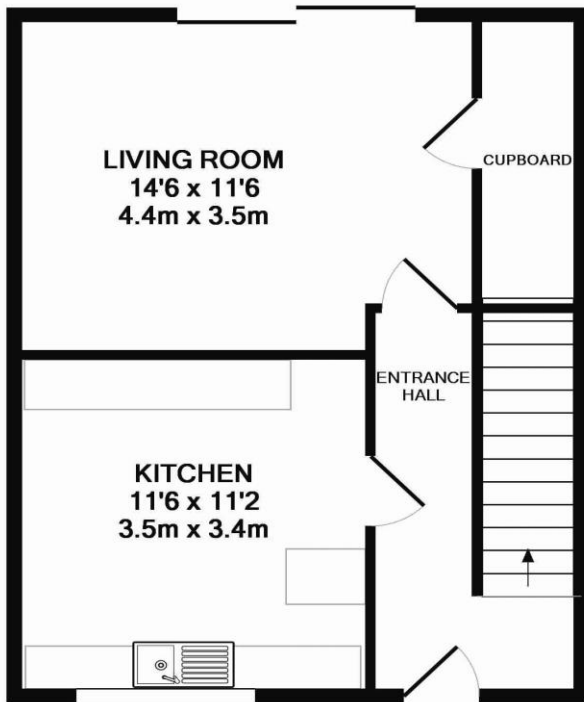


LOCATION

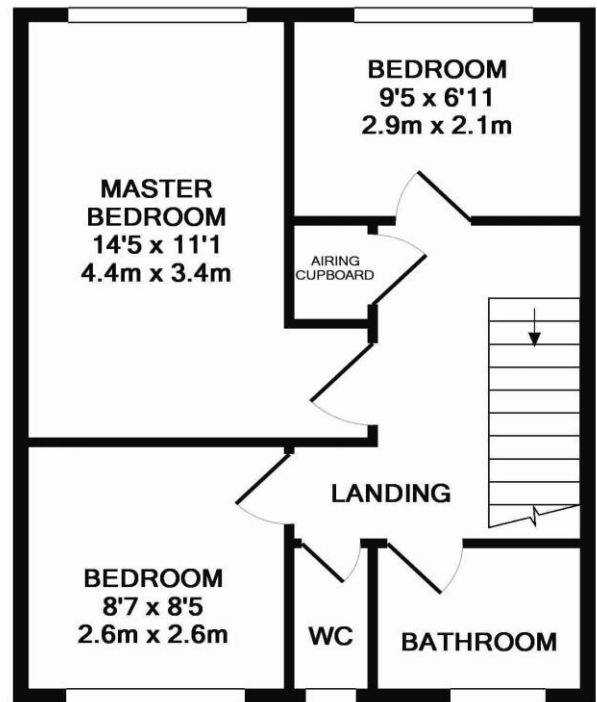
This property is set in a fantastic location of Guildford, you have great access to the A3 South and North bound, and only 1.7 miles from Guildford Mainline Station which offers a direct route to London Waterloo in 35 minutes. Guildford offers great shopping and an array of bars and restaurants.



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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