

## SUMMARY

- 3 Bedrooms
- Semi-Detached House
- No Onward Chain
- Garage
- Off-Street Parking
- EPC Rating D



## DESCRIPTION

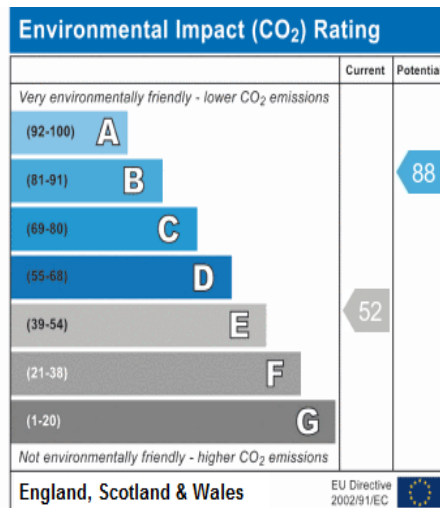
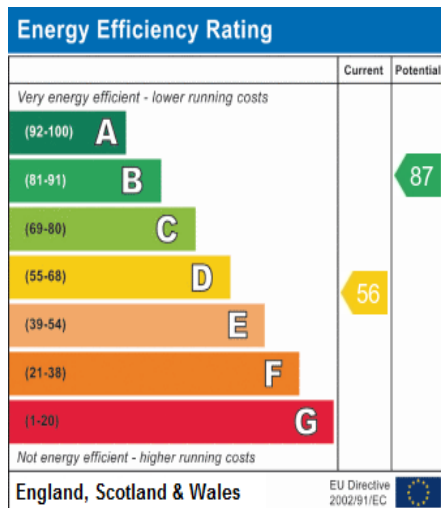
This lovely 3 bedroom semi-detached house is ideally located in a quiet Cul-de-Sac in a popular area of Guildford and is offered with no onward chain. The downstairs living space consists of a large living room that leads through an archway in to an open plan kitchen and dining area. The kitchen is well equipped and spacious and leading from the dining area is a bright, open conservatory. The conservatory is a lovely extra living space that looks out on to a well maintained garden. On the first floor are three bedrooms. Two of these are good sized doubles and the third is a spacious single. The family bathroom contains a WC, basin and bath with wall mounted shower attachment. The property also benefits from off-street parking, a garage and is in good decorative order. We would highly recommend viewing.



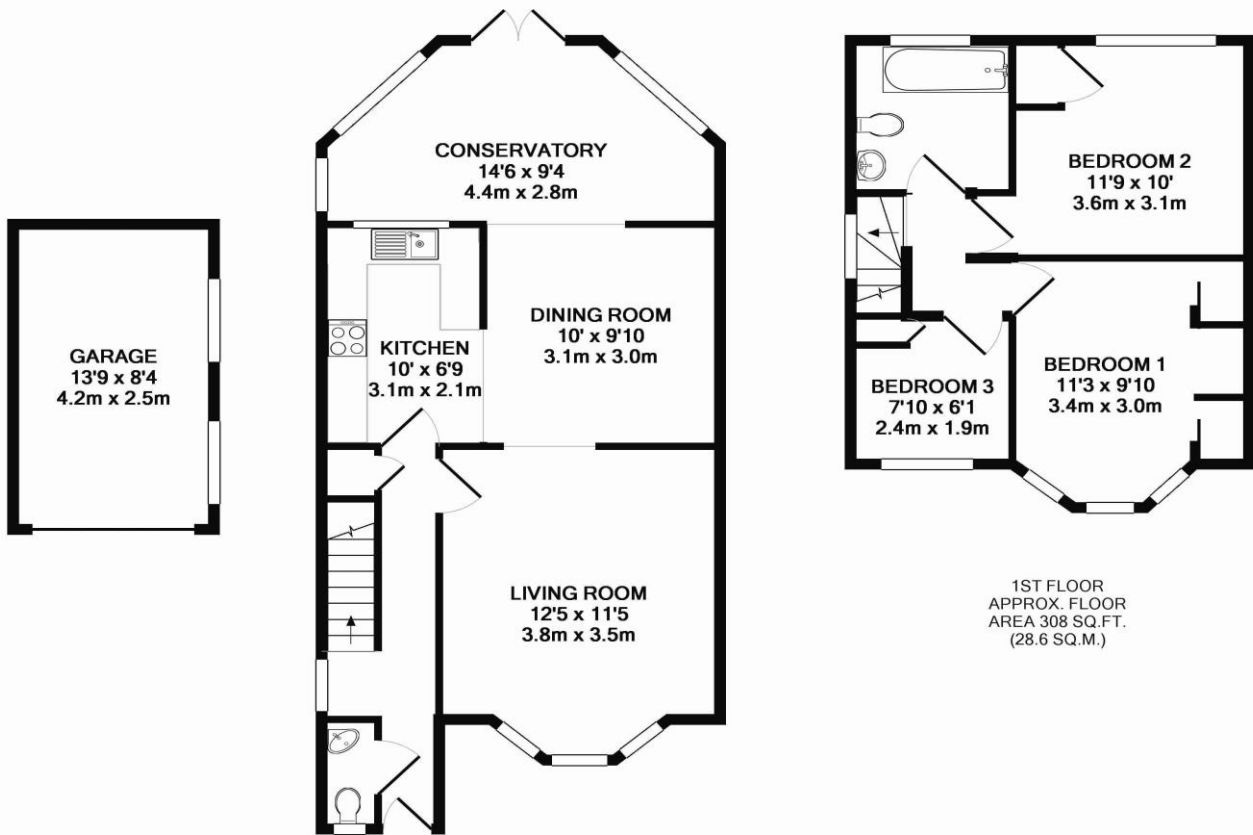


## LOCATION

The house is located in a popular crescent in the North side of Guildford. It is just off the main Worplesdon Road, about 2 miles from Guildford Town Centre and Mainline Train Station. There are local shops a few minutes walk away.



# FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 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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