



Scouts Lane

Guildford, Guildford

Exclusive 3-bed home in Scouts Lane, approx. 1,300sq ft. Open-plan living, modern kitchen, garage, landscaped garden. Close to Guildford amenities.

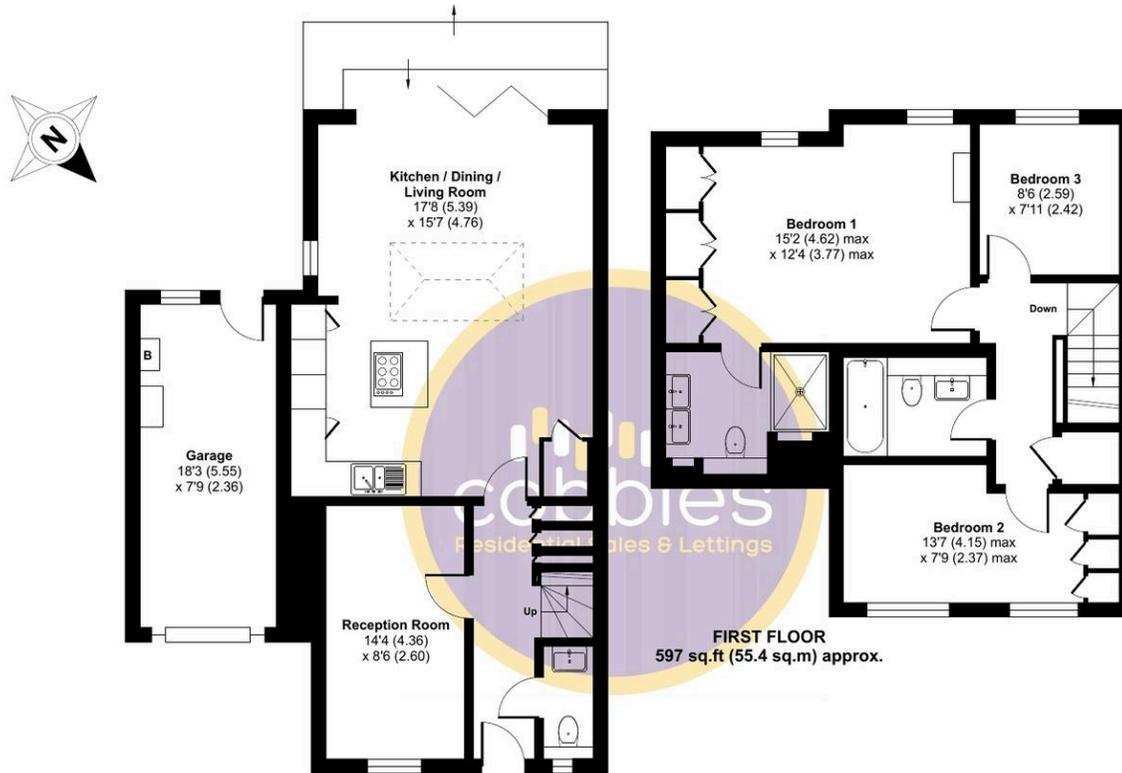
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Parking for 4 Cars
- Air Conditioning
- Quiet Lane
- Excellent Condition Throughout
- Underfloor Heating
- Garage
- Low Maintenance Garden
- EPC Rating C



GROUND FLOOR / GARAGE
710 sq.ft (65.9 sq.m) approx.

FIRST FLOOR
597 sq.ft (55.4 sq.m) approx.

Approximate Total Area = 1166 sq ft / 108.3 sq m
Garage = 141 sq ft / 13 sq m
Total = 1307 sq ft / 121.3 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Cobblestones Property Ltd. REF: 1290068

