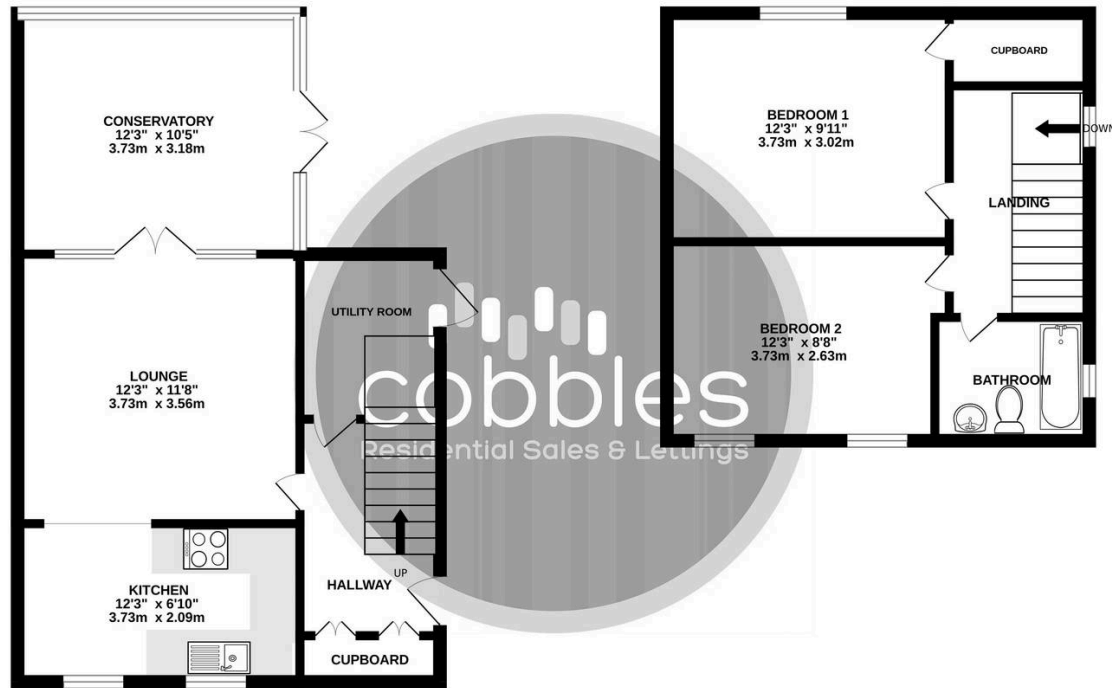






GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Cabell Road

Guildford, Guildford

Charming 2-bed end of terrace home on corner plot with no chain. Lounge leading to spacious conservatory, modern kitchen, utility room. 2 double bedrooms, family bathroom. Ideal location for amenities, schools, transport links. Peaceful community feel near Guildford, shops, parks, schools. Easy commute via A3, bus links. Close to Guildford town centre's amenities and fast trains to London Waterloo.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chain Free
- End of Terrace
- Large Bedrooms
- Off Road Parking
- Large Garden
- Utility Room

