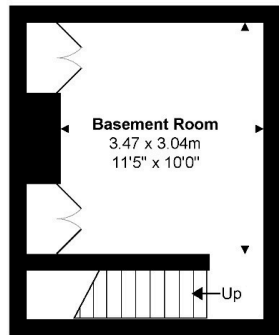


## DAPDUNE ROAD, GUILDFORD

A SEMI-DETACHED PERIOD HOME ON A RESIDENTIAL ROAD WITHIN WALKING DISTANCE TO THE TOWN CENTRE. THIS BEAUTIFUL PROPERTY HAS A LARGE MASTER BEDROOM WITH 2 SMALLER BEDROOMS AND BATHROOM ON THE FIRST FLOOR, A USEFUL BASEMENT ROOM AND ON THE GROUND FLOOR HAS A SITTING ROOM WITH FEATURE BAY WINDOW AND WORKING WOODBURNER. THE STUNNING OPEN PLAN KITCHEN DINER OPENS ON TO THE EASY TO MAINTAIN SECURE REAR GARDEN WITH SHED.

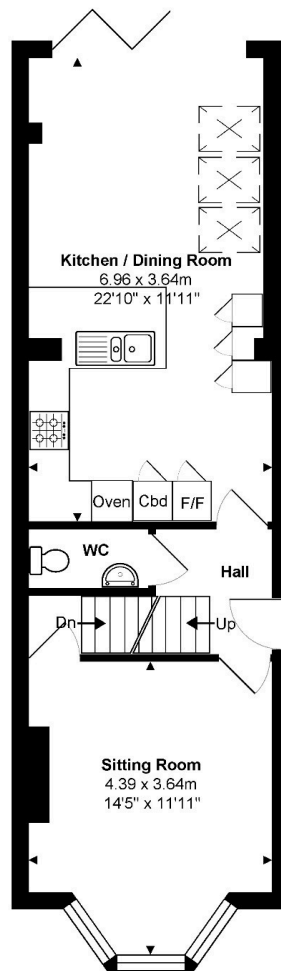


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**Basement**

Approx. Gross Internal Area 15.8 m<sup>2</sup> ... 170 ft<sup>2</sup>

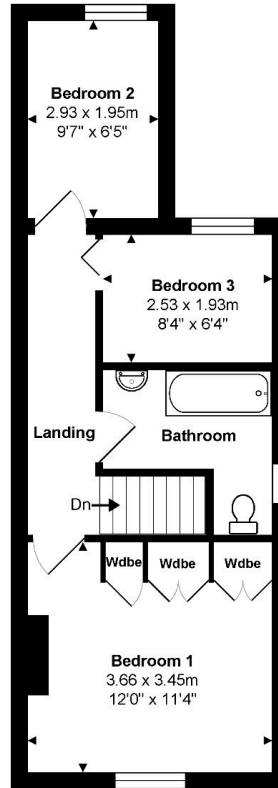


**Ground Floor**

Approx. Gross Internal Area 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>

Total Approx. Gross Internal Area 98.7 m<sup>2</sup> ... 1063 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)



**1st Floor**

Approx. Gross Internal Area 35.9 m<sup>2</sup> ... 386 ft<sup>2</sup>

# PROPERTY FEATURES

## HOUSE

- PERIOD HOME ON THREE FLOORS
- BEAUTIFUL KITCHEN/DINING AREA FLOODED WITH LIGHT. BIFOLD DOORS OPENING ON TO THE REAR GARDEN.
- SITTING ROOM WITH FEATURE BAY WINDOW, SHUTTERS, AND WOODBURNING STOVE.
- GROUND FLOOR INCLUDES WC AND ACCESS TO THE BASEMENT.
- LARGE MASTER BEDROOM WITH FITTED WARDROBES AND TWO SMALLER BEDROOMS.
- MODERN SPACIOUS FAMILY BATHROOM.

## OUTSIDE

- REAR FENCED GARDEN WITH SIDE ACCESS
- EASILY MAINTAINED

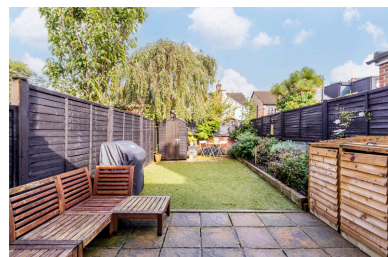
## SERVICES & TENANCY INFORMATION

- **COUNCIL TAX:** GUILDFORD COUNCIL, BAND D
- **SERVICES:** MAINS GAS & MAINS DRAINAGE
- **TENANCY:** 12 MONTH TENANCY OFFERED, BILLS NOT INCLUDED.
- **HOLDING DEPOSIT:** 1 WEEKS RENT
- **DEPOSIT:** 5 WEEKS RENT



## THE AREA

- QUIET RESIDENTIAL STREET
- SHORT WALK TO GUILDFORD TOWN CENTRE
- 0.6MILES TO GUILDFORD TRAIN STATION (35MINS TO LONDON WATERLOO)
- CLOSE TO THE ROYAL SURREY HOSPITAL & UNIVERSITY OF SURREY
- EXCELLENT TRANSPORT LINKS: A3, M25 & LONDON AIRPORTS



TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL **REBECCA 07464 043 045.**