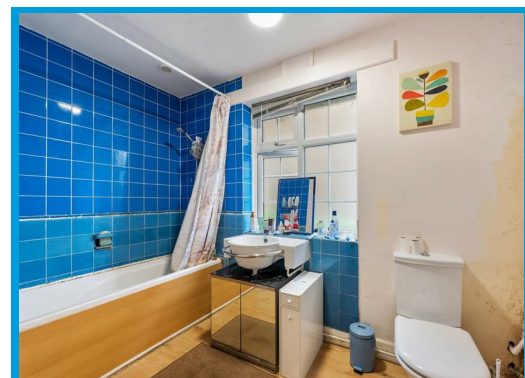
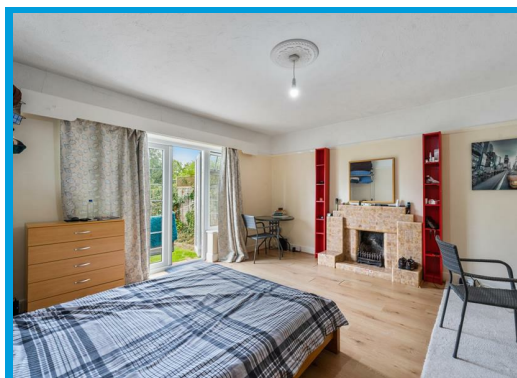
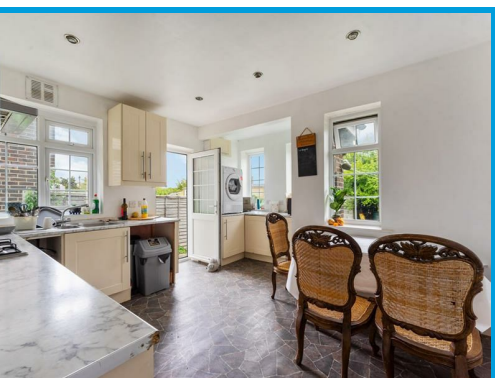




East Meads, Guildford, GU2 7SP

Asking Price £600,000

**\*\*NO CHAIN\*\*** An attractive bungalow located in the highly popular area of Onslow Village, this detached bungalow comes to the market with huge potential for improvement and extension, subject to planning permission. Boasting ample parking and a large, private rear garden.



# Description

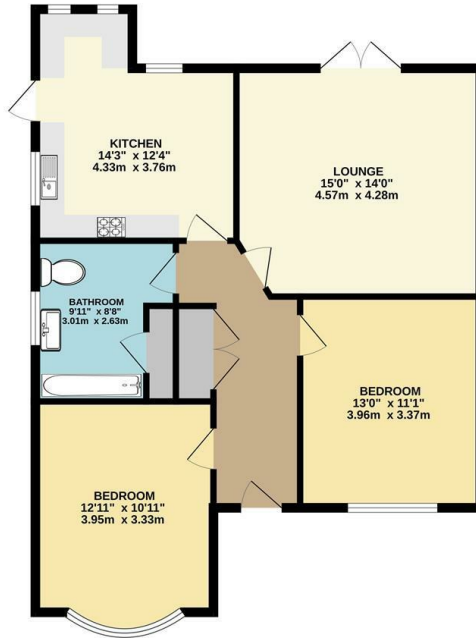
Boasting spacious accommodation with great potential to extend and improve, this attractive bungalow is ideally located in the highly popular area of Onslow Village which is moments from Guildford town centre, mainline station and Guildford County School.

The property is tucked away from the road and the accommodation is well arranged over one level and comprises an entrance hall leading to two double bedrooms, a large lounge, a bathroom with shower and a kitchen.

Outside, the property has lots of off street parking to the front of the property and the back of the property has a good size, private garden.

The property is conveniently positioned for commuters needing the mainline station as well as people requiring A3 access in both directions. Local shops and a large Tesco superstore are all close by.

GROUND FLOOR  
836 sq. ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq. ft. (77.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 the quality or efficiency can be given.  
Made with Replota v2.023



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| 1-10 G                                      |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 83                      | 63        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |