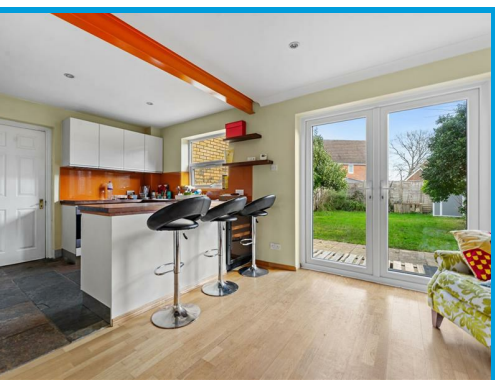




Torrens Close, Guildford, Surrey GU2 9GW

Asking Price £725,000

NO CHAIN Located within the highly popular Cardwell Keep development, this beautifully presented detached house is positioned within a quiet residential cul de sac close to top local schools, local shops and main routes in to the town centre



Description

Located within a quiet cul de sac within the popular Cardwell Keep development, this beautifully presented three bedroom home is in beautiful order throughout.

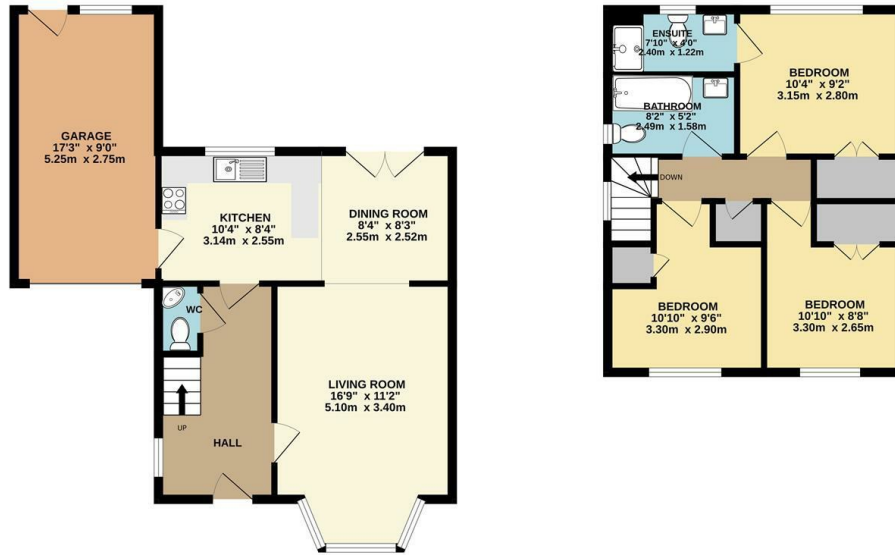
Having recently undergone full redecoration throughout, the ground floor accommodation comprises an entrance hall leading to a kitchen/ breakfast room with integrated appliances, a cloakroom and a lounge with doors leading to the garden.

Upstairs the property boasts a master bedroom with built in wardrobes and an en suite shower room, two further bedrooms and a family bathroom with shower.

The property further features allocated parking, an enclosed garden, garage and overlooks a pretty communal green.

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 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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| Energy Efficiency Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 88 |
| (81-91) B | | 74 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| 1-20 G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

