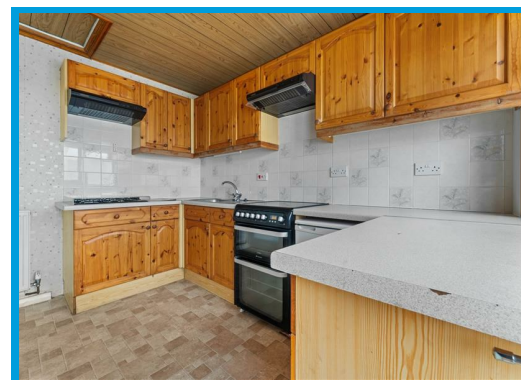
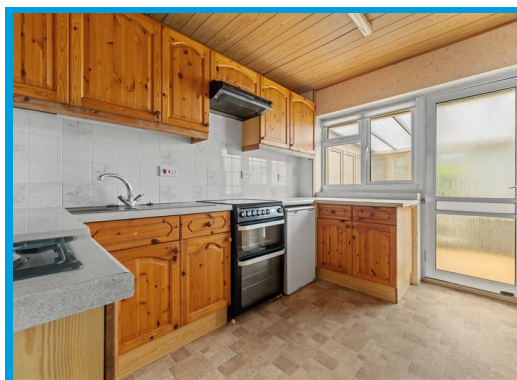




Dorrit Crescent, Guildford, Surrey GU3 3AL

Offers In Excess Of £460,000

****NO CHAIN**** Located in a particularly quiet crescent in a popular residential area, this spacious three bedroom bungalow is well positioned close to local shops and is on a generous plot with ample off street parking & garage.

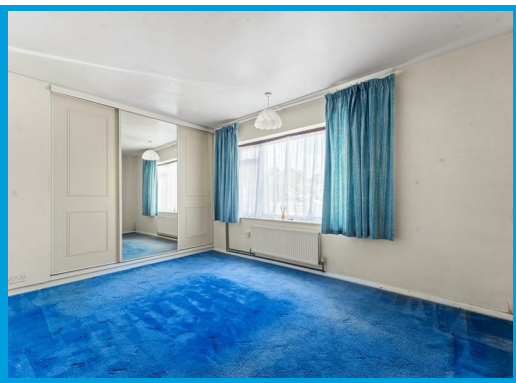
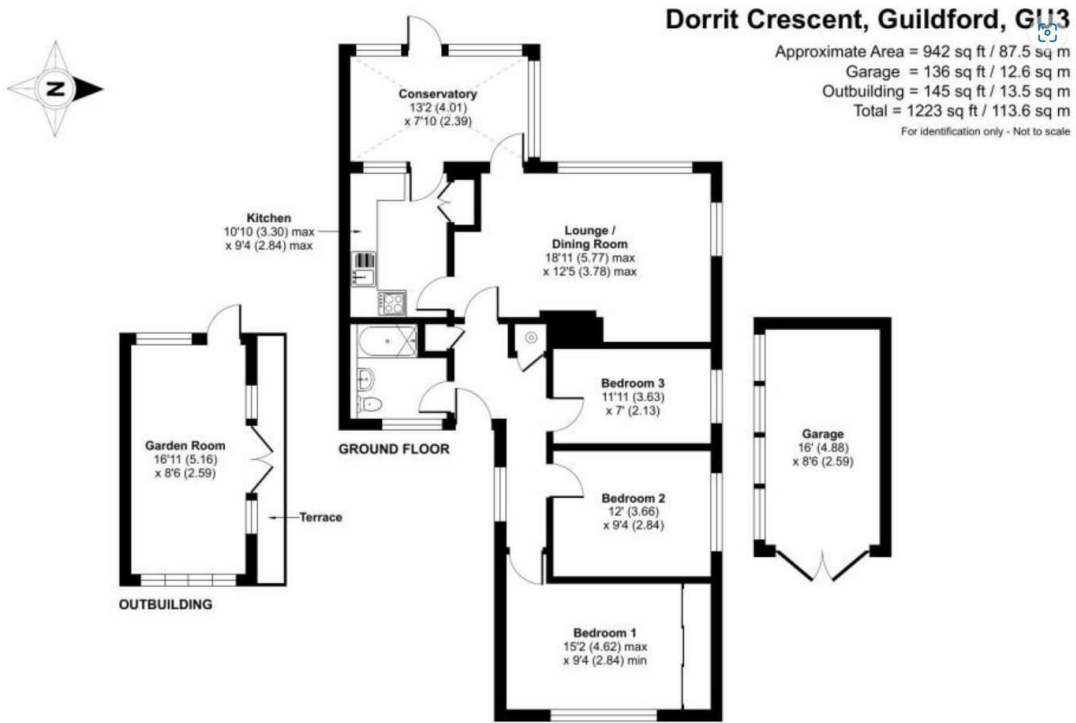


Description

**** NO CHAIN**** Positioned on a generous plot within a quiet residential cul de sac, this three bedroom bungalow is within a short walk to local shops and within easy access to Guildford town centre and main bus routes.

The property comprises an entrance hall which leads to a double aspect lounge/ dining room overlooking the rear garden, a kitchen which then leads to the conservatory and a bathroom with shower. There is also a large master bedroom with built in wardrobes, a further second double bedroom, a large single bedroom.

Outside, the property has a good size rear garden with a large patio as well as a garden room. There is also ample off street parking for several cars and a garage. The property is also suitable for an extension or a loft conversion STP.



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			
Not energy efficient - higher running costs	1-20 G		
England & Wales		55	71
<small>EU Directive 2002/91/EC</small>			

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			
Not environmentally friendly - higher CO ₂ emissions	1-20 G		
England & Wales			
<small>EU Directive 2002/91/EC</small>			

