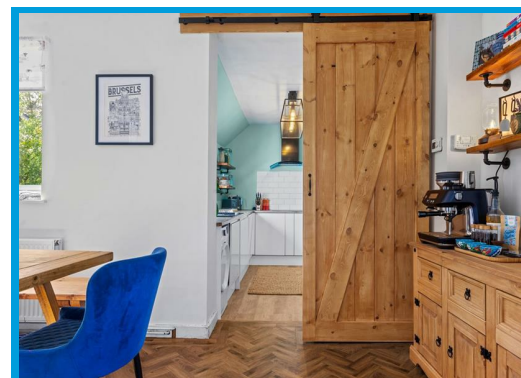
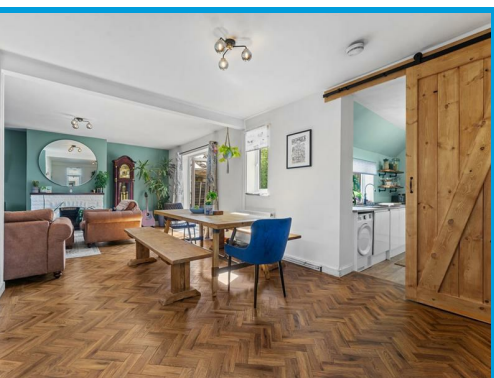




New Road, Chilworth Guildford, GU4 8LZ

Asking Price £525,000

**\*\*OPEN HOUSE SATURDAY 18TH MAY\*\* \*\*NO CHAIN\*\*** A stunning three bedroom house located in the highly popular village of Chilworth, positioned a short distance south of Guildford town centre. Features include three large bedrooms, lounge/ dining room and a detached entertainment room/ home office.



# Description

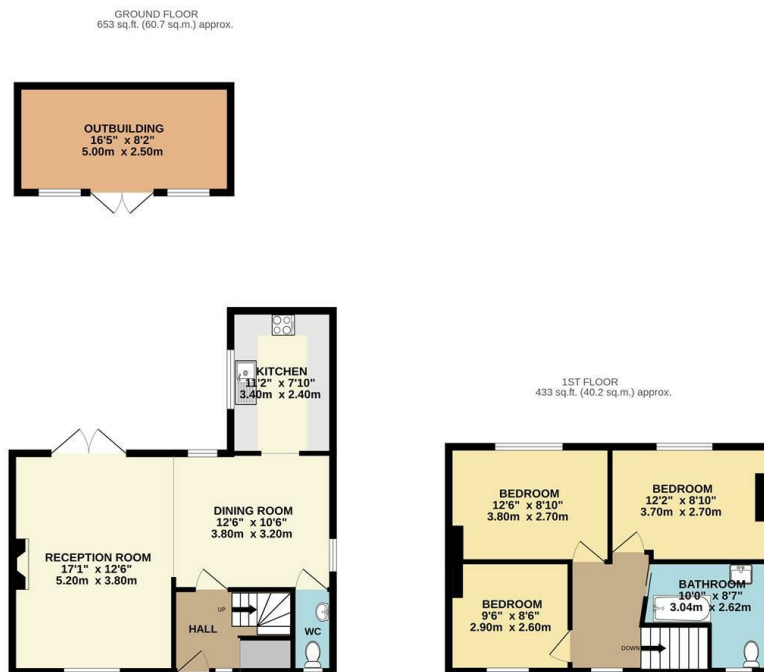
Located in the highly popular village of Chilworth which is within the Surrey Hills and only a short drive to Guildford town centre, this spacious three bedroom property boasts stunning accommodation throughout.

The ground floor accommodation comprises an entrance hall leading to a beautiful open plan L- shape lounge/ diner with a feature fireplace and doors leading to the rear garden. There is a sliding door leading to the modern but cottage feel kitchen and a downstairs WC.

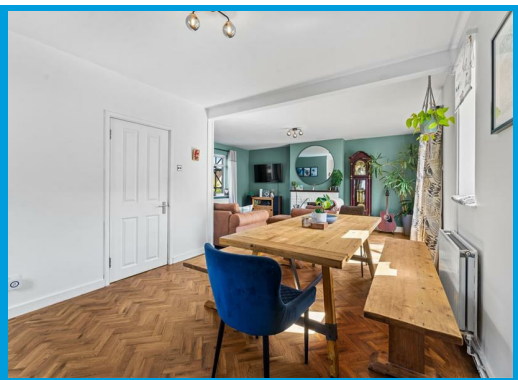
The first floor boasts two large double bedrooms, a further double bedroom and a bathroom with shower.

To the rear of the property is a garden and a versatile outbuilding that makes as an ideal entertaining room, studio, gym or home office.

The property is well positioned for easy access to the train station, Guildford town centre and stunning walks and cycles across the Surrey Downs.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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 errors, omissions 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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	<b>G</b>		
<b>England &amp; Wales</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	<b>G</b>		
<b>England &amp; Wales</b>			
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