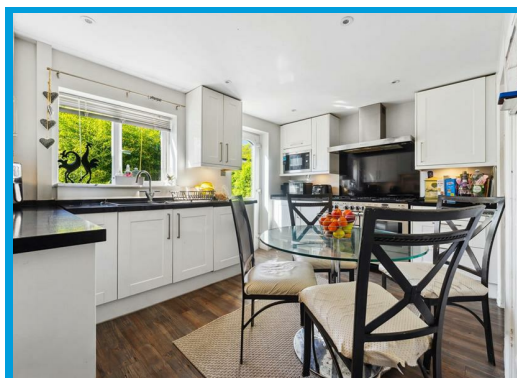
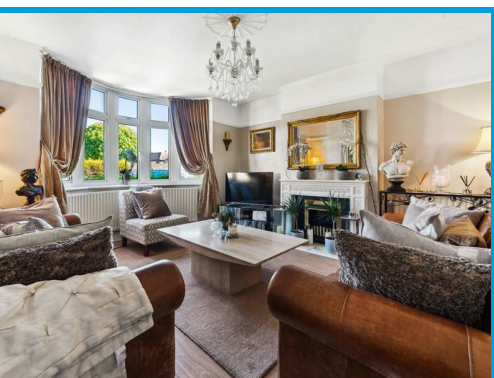




Sheepfold Road, Guildford, Surrey GU2 9TS

Offers In Excess Of £700,000

****STUNNING FAMILY HOUSE**** Located in a popular residential area within easy access to Guildford town centre and the A3, this stunning five bedroom detached family house offers spacious and well presented accommodation throughout.



Description

A stunning 5 bedroom detached family home located in a popular residential area with excellent transport links to Guildford town centre.

The property comprises a bright, spacious living room with a bay window towards the front of the house, a large kitchen with a utility room leading onto a downstairs shower room. Further features on the ground floor are a separate dining room, leading onto a conservatory towards the back of the house leading to the garden. Also, a study with an additional room perfect for another reception room or bedroom.

The first floor comprises a large master bedroom with fitted wardrobes and three further good sized rooms. The first floor also has two family bathrooms.

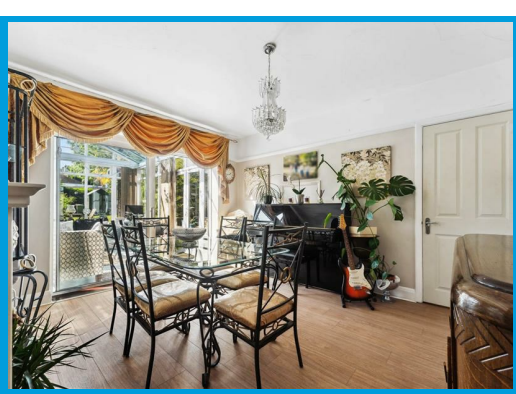
Further benefits are off street parking and a large garden with a patio area, ideal for entertaining.

The property is perfectly located close to local shops and amenities, with great links to the A3 and also the town centre.



TOTAL FLOOR AREA: 1681 sq.ft. (156.2 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
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
(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	

