

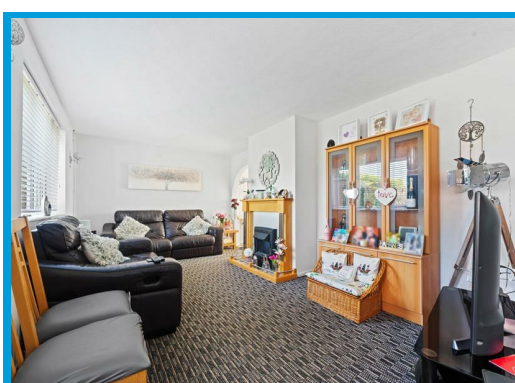


Pond Meadow, Guildford, GU2 8LE

Guide Price £425,000

**\*\*SCOPE FOR EXTENSION\*\*** (STPP)

Located within easy access to Guildford town centre, Royal Surrey Hospital and Surrey University, this three bedroom semi detached house is positioned on a large corner plot and offers great scope for extending.



# Description

A fantastic opportunity to buy a property with great scope for improvement and extension, subject to usual planning permission. Located within easy access to Royal Surrey Hospital and A3 access with Guildford town centre a short distance away.

The property is a three bed semi detached house and boasts a larger than average plot.

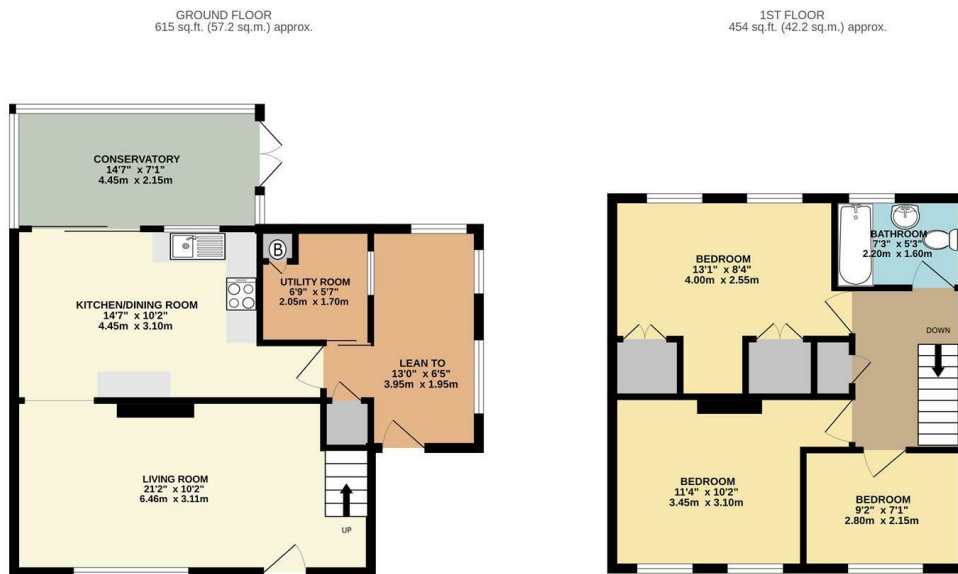
The ground floor accommodation comprises a separate lounge and a large kitchen/ diner with a separate utility space and doors to the conservatory overlooking the rear garden.

The first floor comprises two large double bedrooms, with the master bedroom having fitted wardrobes, a further good size bedroom and a modern bathroom.

Outside, there is a large corner plot garden surrounded by mature hedges and a patio great for entertaining which extends to the side of the house, with ample space for a potential extension (STPP)

The property would make a great opportunity for a private buyer to make their own mark on this fantastic semi detached house.

The property is located within easy access to Guildford town centre, Royal Surrey Hospital, Surrey University and the A3.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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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