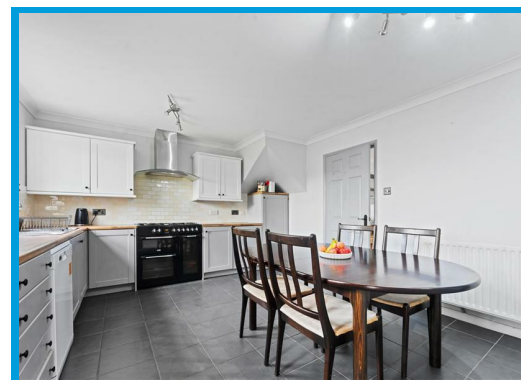
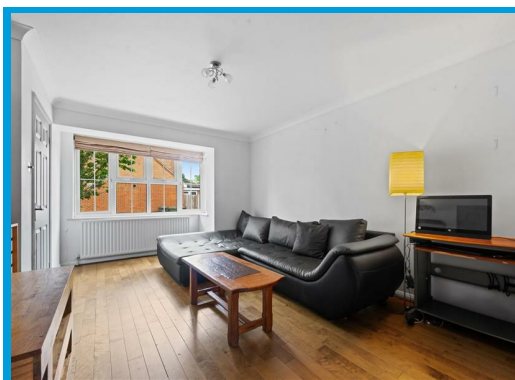
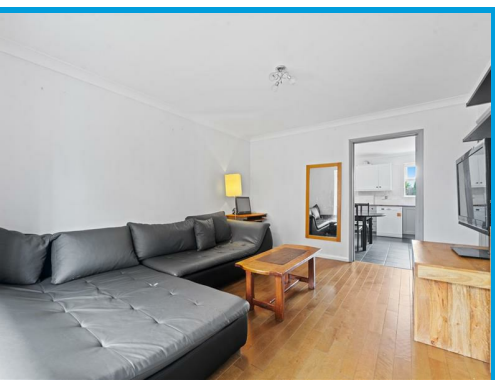




Deeproose Close, Guildford, GU2 9NA

Asking Price £525,000

Located within a highly desirable, quiet cul de sac, this three bedroom, two bathroom link detached house boasts beautifully presented accommodation throughout.



Description

This stunning three bedroom link detached house is positioned in a highly desirable area within easy reach of Guildford town centre and within the catchment of highly sought after schools.

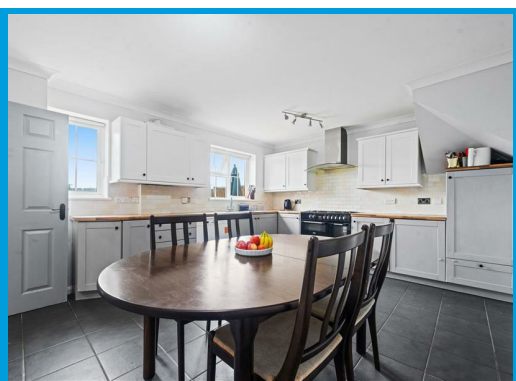
The ground floor accommodation comprises an entrance hall leading to the lounge which features a bay window and built in storage. The lounge then leads to a modern kitchen which in turn leads to the dining room and, utility room and conservatory which overlooks the rear garden. Off the kitchen, there is a spacious second reception room, done with full building regulations, perfect for a study, home office or a guest bedroom.

The first floor comprises a master bedroom with en suite shower room, a further double bedroom and a third bedroom. There is also a family bathroom with shower.

To the rear is a good size garden which is fence enclosed with a patio ideal for entertaining. Given the properties position, the garden has a private feel.

Further features include double glazing throughout, gas central heating and driveway parking.

The property is only moments from the highly sought after Northmead Junior School & Stoughton Infant School. Close by are local shops, amenities and a regular bus route directly to the town centre.



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		
		62	76
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			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

