

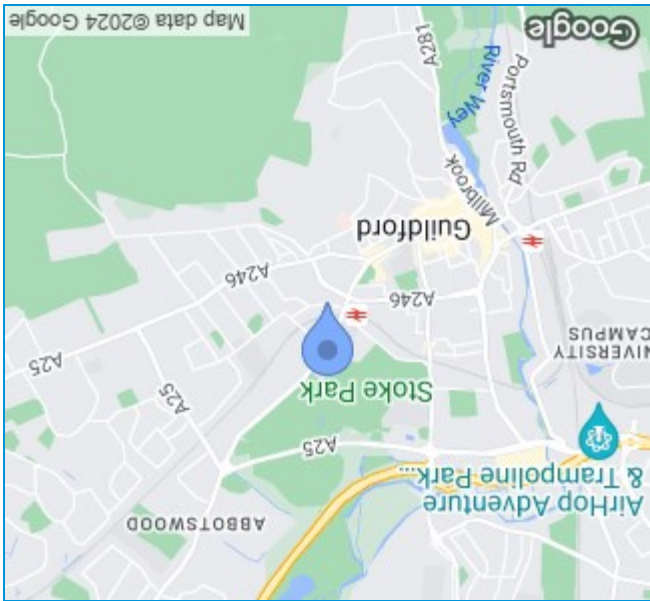
Further benefits include off street parking and Guildford High Street only moments from the town centre.

The property comprises an entrance hall leading to a light and airy lounge, a modern fitted kitchen with appliances, a family bathroom with overhead shower and two large double bedrooms with ample storage.

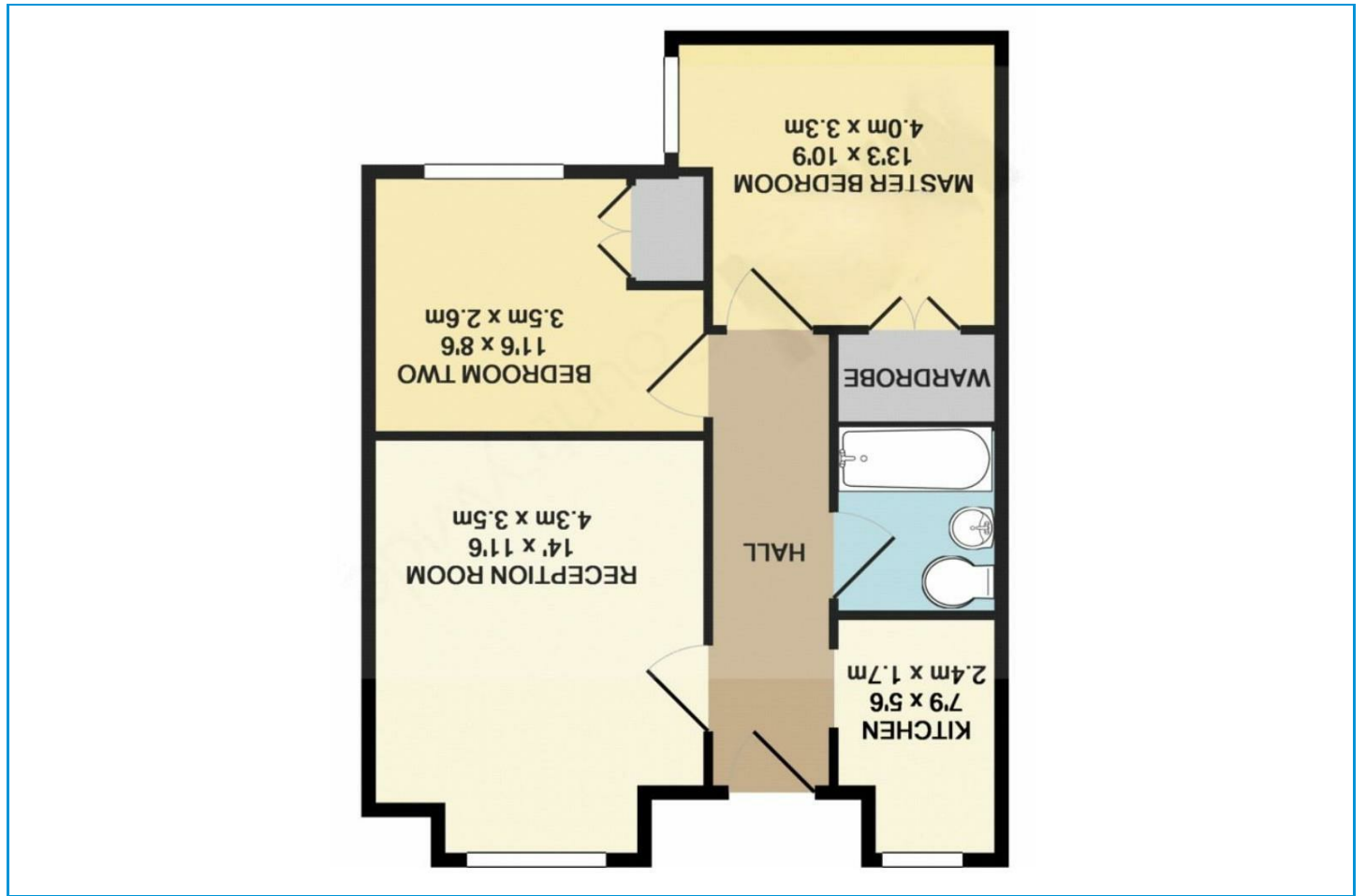
A beautiful two double bedroom cottage located in a quiet and highly sought after town centre location within easy access to both train stations.

Energy Performance Rating	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent	C (55-68)
Needs improvement	D (39-54)
Not energy efficient - higher running costs	F (13-28)
Very poor energy efficiency - highest running costs	G (1-12)

Energy Performance Rating



Area Map



Floor Plans



ESTATE AGENT



5 Maxwell Cottage Clandon Road, Guildford, GU1 2DR  
 Asking Price £395,000



**\*\*ATTENTION INVESTORS\*\*** Positioned in a highly desirable, quiet town centre location only moments from Guildford High Street, this stunning two bedroom cottage boasts well presented accommodation with the benefit of parking and communal grounds.

