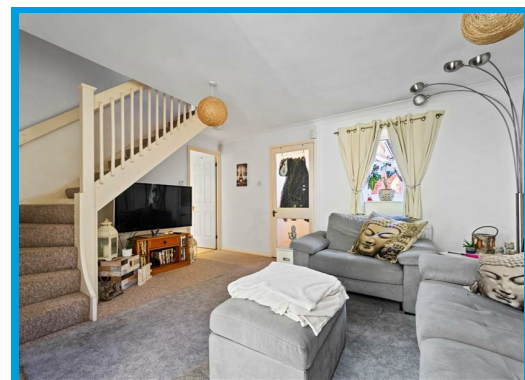
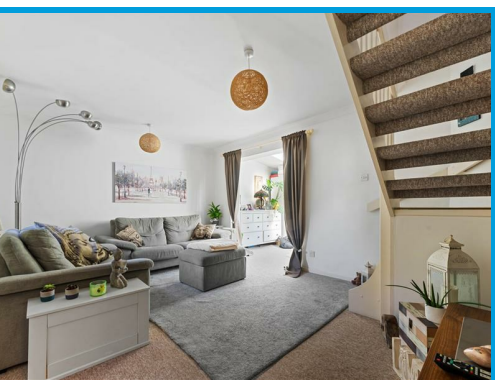




Victoria Road, Guildford Surrey, GU1 4DJ

Offers In The Region Of £535,000

Located at the end of a quiet cul de sac within moments to Guildford High Street, this beautifully presented three bedroom house boasts spacious accommodation with features including a lounge, separate dining area/ home office, a kitchen/ diner and two parking spaces.

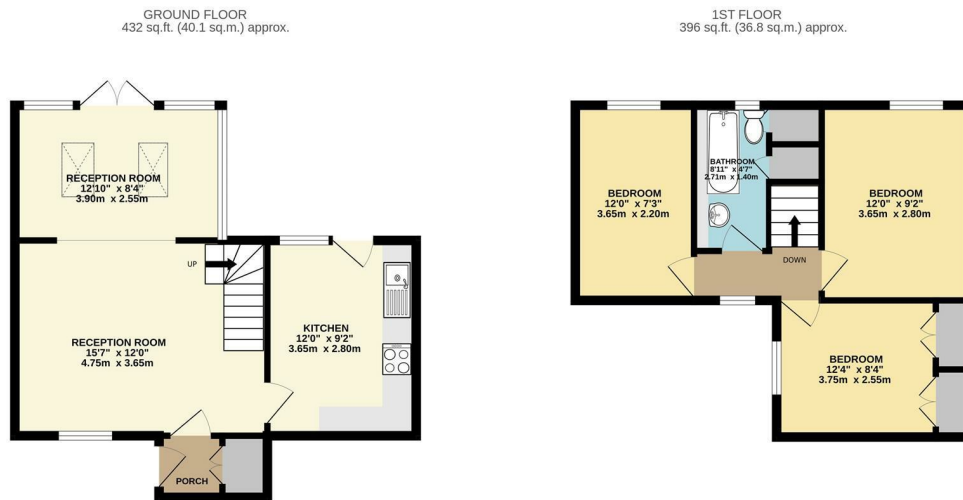


# Description

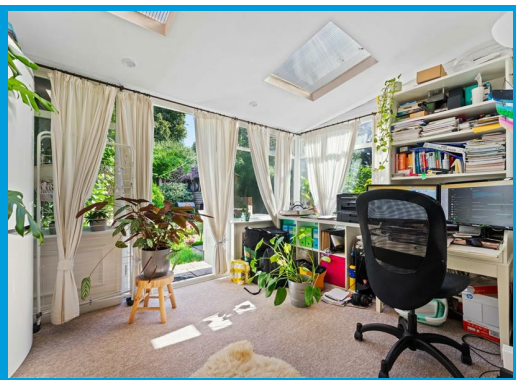
Nestled in the heart of Guildford, Surrey, this charming three bedroom house on Victoria Road offers a perfect blend of tranquillity and convenience. Situated in a quiet cul de sac, this property provides a peaceful retreat while being just a stone's throw away from the bustling town centre.

Step inside to discover a modern finish that exudes style and comfort. On the ground floor, the property boasts an entrance hall ideal for coats and shoes, a good size lounge, a dining room/ home office with doors to the garden and a modern kitchen/diner with doors to the garden. Upstairs the property boasts three good size bedrooms and a modern bathroom with shower. The property further features a private garden and two parking spaces.

Don't miss the opportunity to make this house on Victoria Road your own. With its prime location, modern amenities, and charming features, this property is a true gem waiting to be discovered. Book a viewing today and start envisioning the wonderful memories you'll create in this delightful abode.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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
85	85
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> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-60) <b>D</b> (29-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

