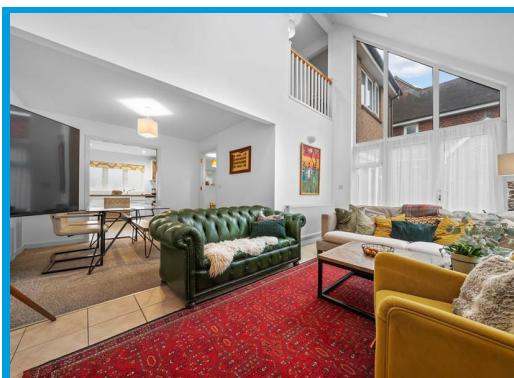




Macdowall Road, Queen Elizabeth Park Guildford, Surrey GU2 9LD

Offers In Excess Of £650,000

Located in the highly popular Queen Elizabeth Park development, this three bedroom detached house offers spacious accommodation throughout and within easy A3 & town centre access.





# Description

**\*\*NO CHAIN\*\***

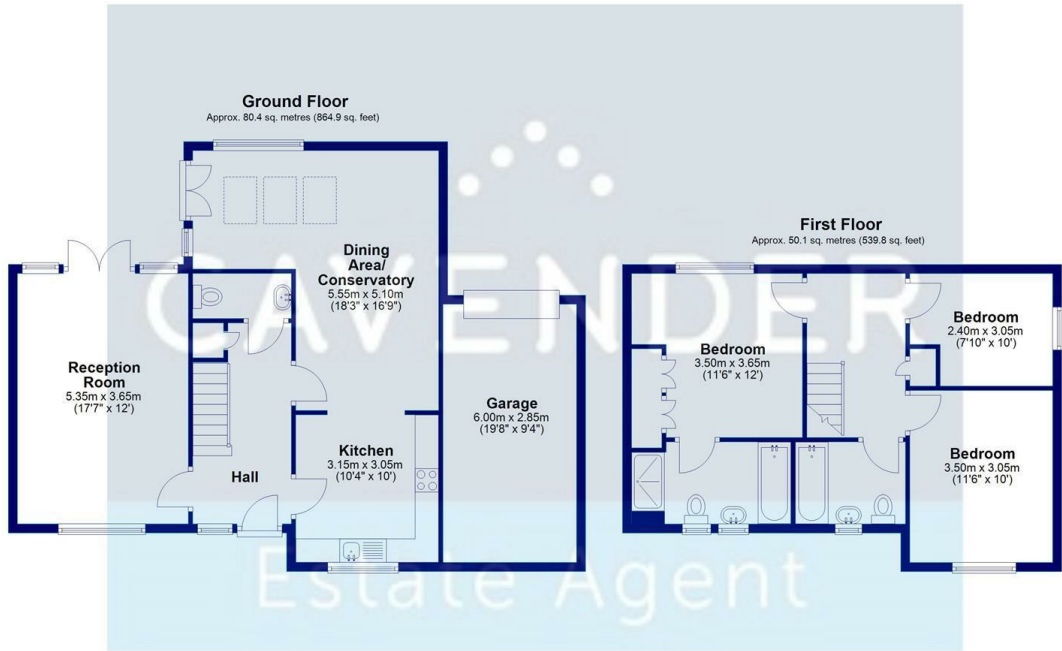
Located in the highly popular Queen Elizabeth Park development, this three bedroom detached house offers spacious accommodation throughout and within easy A3 & town centre access.

Downstairs the property comprises an entrance hall, a cloakroom, a through lounge with patio doors to the garden currently used as a bedroom and a modern kitchen with built in appliances which leads to a dining room with doors to the garden.

Upstairs the property has a master bedroom with built in wardrobes and en suite bathroom with separate shower cubicle, two further bedrooms and a family bathroom with shower.

The property further features an enclosed rear garden, garage and allocated parking.

There is a high end gym, Tesco supermarket and other local businesses such as a vets all within moments walk. Guildford town centre is easily accessed by car or by the main bus routes servicing the area. The A3 can be reached in both directions within a short drive.



Total area: approx. 130.5 sq. metres (1404.7 sq. feet)



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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		76	76
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

