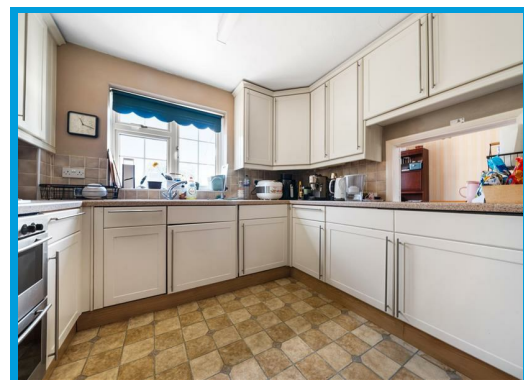
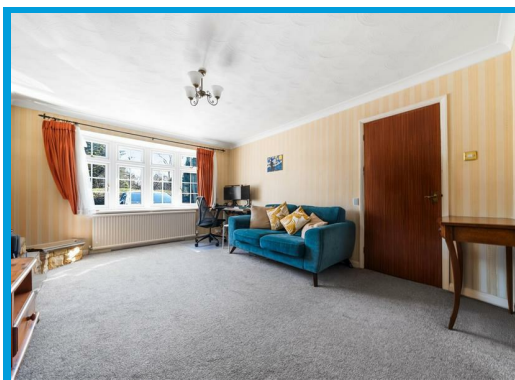
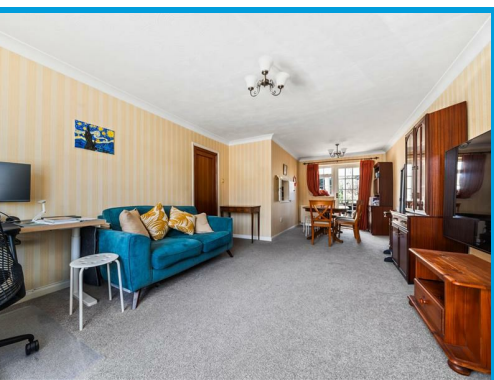




The Cedars, Guildford, Surrey GU1 1YU

£575,000

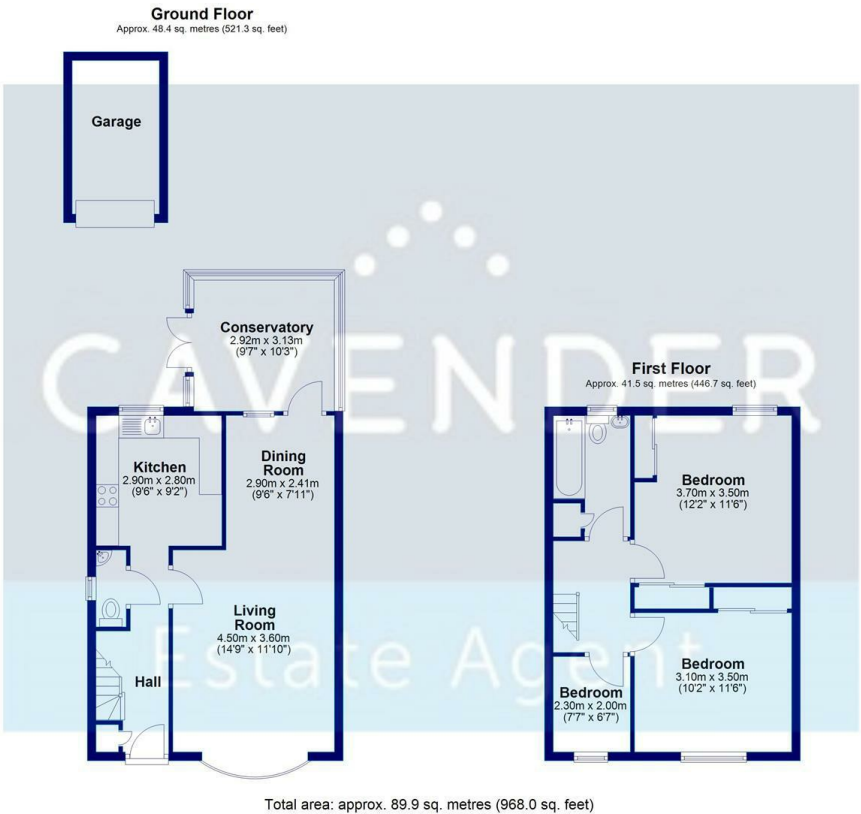
****NO ONWARD CHAIN** ** POTENTIAL TO EXTEND (STPP) **** This well presented semi-detached three bedroom family home set in the heart of Burpham and close proximity to excellent schools and amenities.



Description

****NO ONWARD CHAIN****

The property benefits from a large reception/dining room with patio doors leading onto a large and private rear garden. There is a well equipped kitchen and downstairs cloakroom. Upstairs the accommodation comprises three bedrooms and a modern family bathroom. Further benefits are a good sized conservatory, garage and off street parking for two cars. The property located in the catchment of top local schools, with also an easy reach of Guildford Town Centre, mainline stations, A3 and M25.



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	
(1-20) G	
Not energy efficient - higher running costs	
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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

