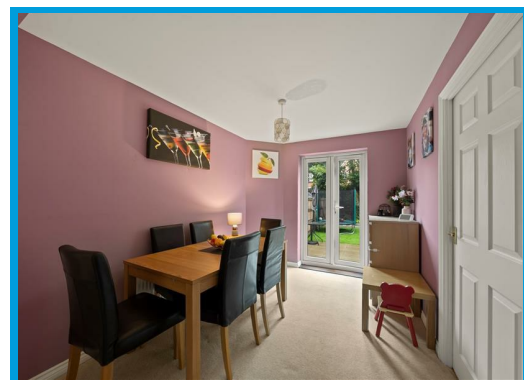
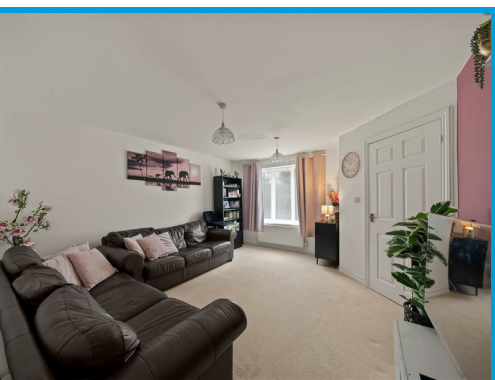




School Meadow, Guildford, GU2 8GY

Guide Price £450,000

This bright and spacious three-bedroom end of terrace home is set in a quiet cul-de-sac and features an open-plan lounge/diner, modern kitchen, and a downstairs WC. Additional highlights include an en-suite to the master bedroom, private rear garden, and two allocated parking spaces.



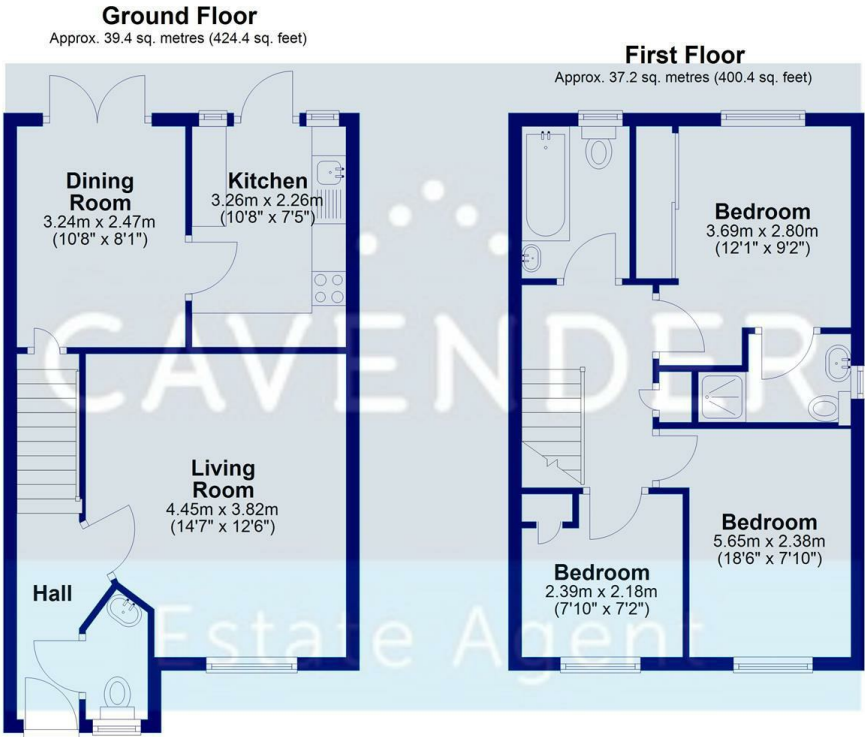
Description

Positioned in a peaceful cul-de-sac, this well-presented three-bedroom end of terrace property offers bright, spacious living and is ideal for families, first-time buyers, or those looking to upsize.

The ground floor features a generous open-plan lounge and dining area, filled with natural light and complete with patio doors leading out to the private rear garden — perfect for entertaining or relaxing. A well-equipped fitted kitchen and convenient downstairs WC complete the ground floor layout.

Upstairs, the property offers two good-sized double bedrooms, including a master bedroom with en-suite shower room, a third single bedroom, and a modern family bathroom.

Additional benefits include a low-maintenance private rear garden and two allocated off-street parking spaces.



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	73
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	

