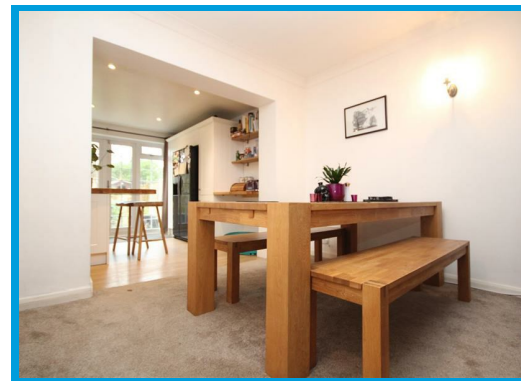




Beech Grove, Guildford, Surrey GU2 7UZ

Guide Price £550,000

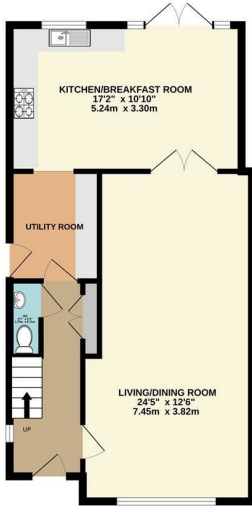
****NO CHAIN**** Located close to Guildford mainline station, this stunning four bedroom house offers spacious and well presented accommodation throughout. Off street parking and garden.



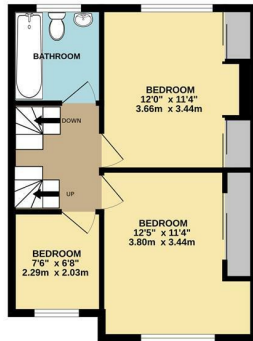
Description

Located on a quiet road, within easy access to Guildford mainline station, this stunning four bedroom house is spacious throughout. The accommodation comprises an entrance hall leading to a lounge/diner, a large and beautifully fitted kitchen with an island which leads to the private enclosed rear garden. Also on the ground floor there is a utility room. On the first floor the property features a double bedroom with built in wardrobes, a further double bedroom, a family bathroom and a further bedroom. The beautiful light and airy master bedroom is located on the top floor and has an en suite shower room and ample storage. Further features include a off street parking for 2 cars.

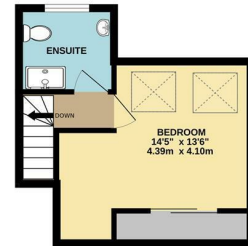
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 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
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	82
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 (82 plus) A (61-81) B (49-60) C (35-60) D (20-54) E (1-38) F 1-20 G	79
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

