



Offers In Excess Of

£495,000

Cardwells Keep | Guildford

CARDWELLS KEEP* *GARAGE* *CAR PORT

Cobbles bring to the market this beautiful three-bedroom character property situated in the sought after Cardwells Keep development. Cardwells Keep is steeped in history having formally once been the barracks of The Queens Royal Regiment and was converted into elegant residential homes in the 1990's, as part of an award-winning renovation.

The property comprises of an entrance hall, which offers access to a downstairs WC and well-thought-out storage. As you continue through the property into the spacious lounge dinner, you are immediately impressed by the high ceilings and large character windows flooding the room with light. The lounge is spacious, cosy and beautifully finished with solid oak flooring, which flows nicely around into the modern stylish kitchen, which has been carefully thought out by the current owners with plenty of units and underfloor heating. Upstairs, you have three good sized bedrooms and a new bathroom.



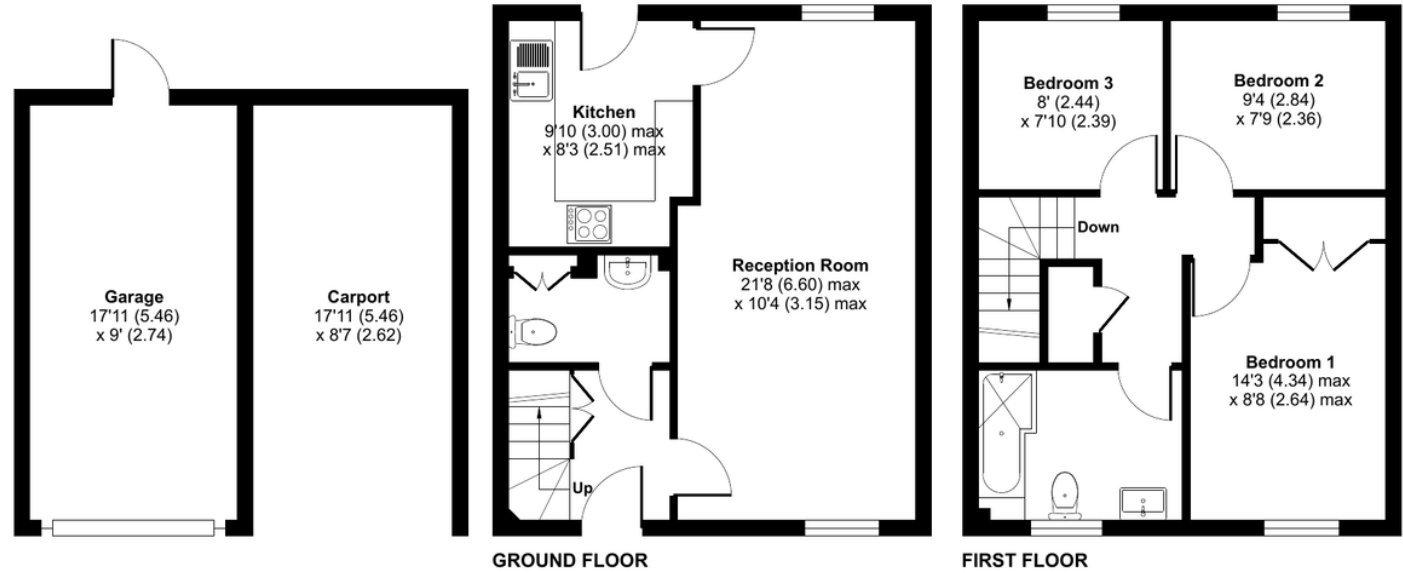
Cardwells Keep, Guildford, GU2

Approximate Area = 771 sq ft / 71.6 sq m (excludes carport)

Garage = 162 sq ft / 15 sq m

Total = 933 sq ft / 86.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Cobbles Property Ltd. REF: 1057161

- Three Bedroom House
- Cardwells Keep Development
- Newly fitted Bathroom & Kitchen
- Carport & Garage
- Council Tax Band - E
- EPC Rating - D