



Offers In Excess Of

**£424,995**

## Hereford Close | Guildford

Freehold

Cobbles bring to the market this extended three-bedroom semi-detached house, situated within a peaceful cul-de-sac in the Stoughton area of Guildford and offered to the market chain free.

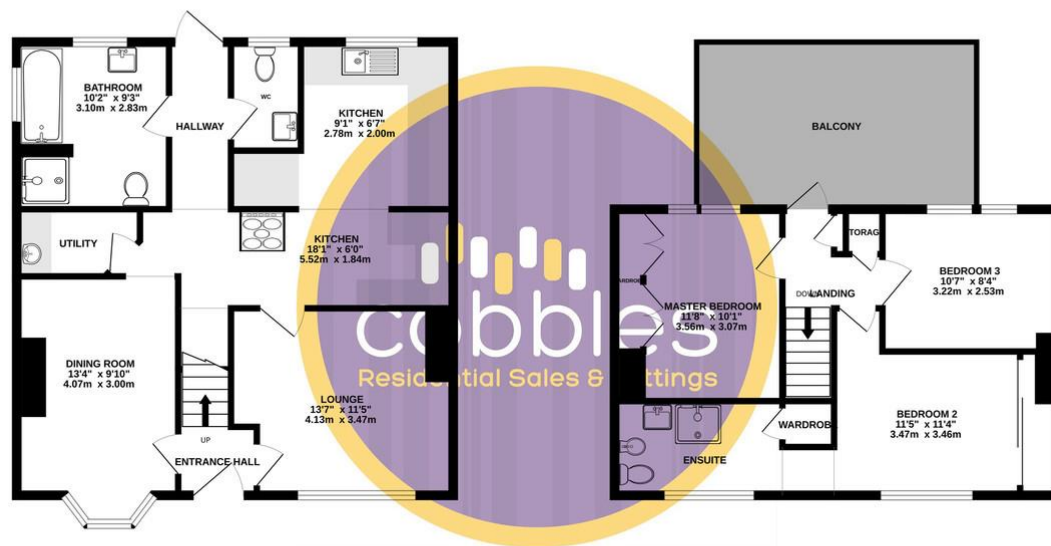
The property has undergone some extensive work over years, creating a spacious and convenient family home.

As you enter the property, you have the cosy lounge area to your right, which leads through into the large kitchen with an extended utility area for extra space. From the kitchen, this also leads through to the large downstairs bathroom with a four-piece suite and a separate WC within the extension. Finally, the ground floor offers a large dining space, which is currently occupied by a pool table.



GROUND FLOOR  
725 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom House
- Two Reception Rooms
- Council Tax Band - D
- Two Bathrooms
- Garage
- EPC Rating - TBC