



Offers In Excess Of

**£575,000**

## Grange Road | Guildford

Freehold

\*LARGE WRAP AROUND GARDEN\* \*SUNKEN SWIMMING POOL\* \*MODERN THROUGHOUT\*

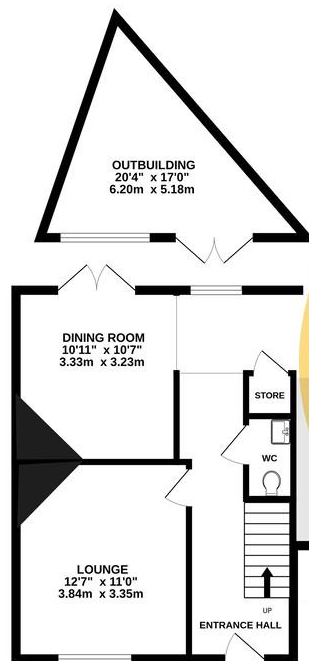
Cobbles bring to the market this four-bedroom semi-detached house, which has been refurbished throughout over the years and is immaculately presented by the current owners.

The ground floor of the property consists of a spacious entrance hall, large family lounge, downstairs WC, a bright and

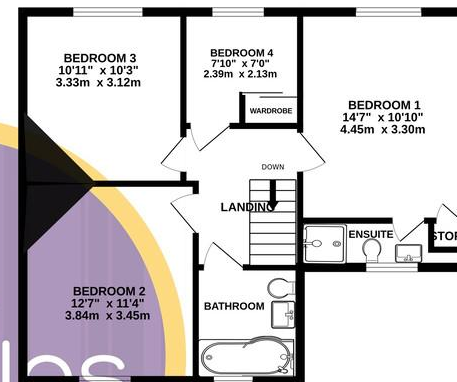


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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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- Four Bedroom House
- Two Reception Rooms
- Modern Open Plan Kitchen
- Large Garden with Swimming Pool
- Council Tax Band - D
- EPC Rating - C