



Offers In Excess Of

£575,000

Worplesdon Road | Guildford

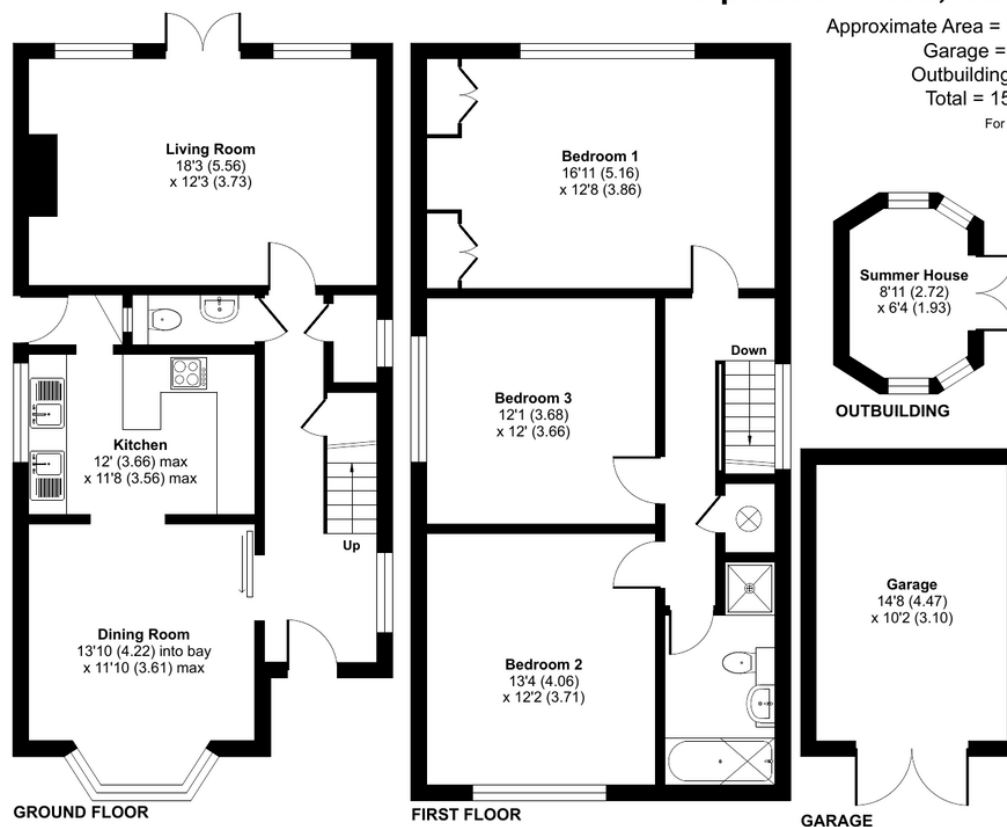
Freehold

Cobbles bring to the market this wonderful detached three-bedroom house, situated on Worplesdon Road close to local amenities, public transport, and easy access to the A3. This wonderful example of a detached family home is offered to the market chain-free!

The property comprises of a covered storm porch, entrance hall, downstairs WC, a large dining area with a semi-open plan kitchen, which has been modernised with well thought out units and integrated appliances, with the added benefit of side access. Continuing through the first floor you have the spacious lounge areas with plenty of light and French doors out to the private rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Worplesdon Road, Guildford, GU2

Approximate Area = 1368 sq ft / 127 sq m
 Garage = 149 sq ft / 13.8 sq m
 Outbuilding = 53 sq ft / 4.9 sq m
 Total = 1570 sq ft / 145.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchecon 2024. Produced for Cobbles Property Ltd. REF: 1115853

- Three Bedroom House
- Two Reception Rooms
- Detached
- Garage & Summer House
- Council Tax Band - D
- EPC Rating - C