



Offers In Excess of

£599,995

Byrefield Road | Guildford

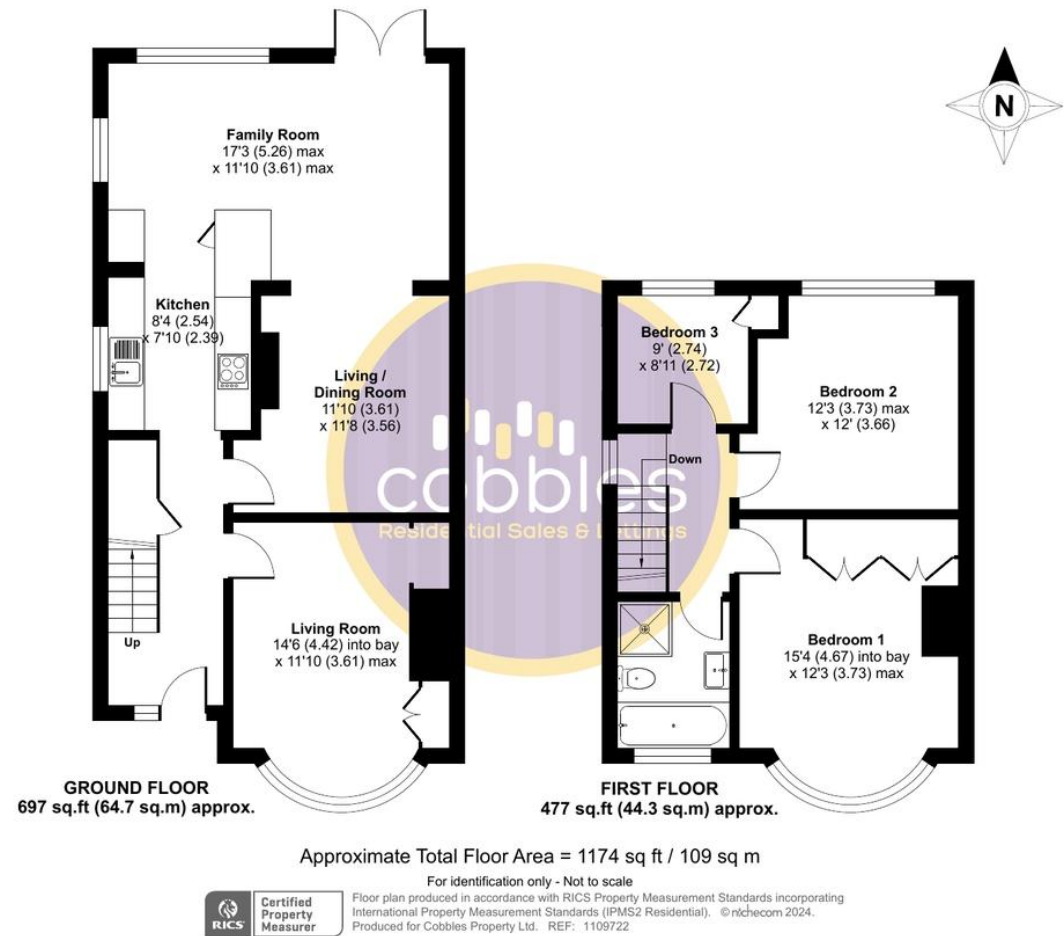
Freehold

Cobbles bring to the market this wonderful three-bedroom detached family home, situated in the highly desirable Rydes Hill area.

The ground floor of the property comprises an entrance hall, cosy lounge with log burner, dining room with feature fireplace, downstairs WC and a well-equipped galley kitchen. The kitchen offers an abundance of surface space which leads out into a breakfast bar. Along with the dining room, this then opens out into the extended family room which offers a great deal of additional living space and direct access to the garden through a set of double doors.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



- Three Bedroom Detached House
- Private Rear Garden
- Council Tax Band - D
- Three Reception Rooms
- Off Street Parking
- EPC Rating - D