



Asking Price Of

**£450,000**

## Fir Tree Road | Guildford

**Freehold**

Cobbles bring to the market this spacious three-bedroom property, situated with easy access to Guildford Town Centre and the A3.

\*Planning permission "previously" granted for - Erection of a front porch, single storey rear and two storey side extension to create an integrated garage - Will need to be re-applied for.



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GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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- Three Bedroom House
- Two Reception Rooms
- Past Approved Planning Permission
- Large Driveway
- Council Tax Band - D
- EPC Rating - TBC