



Offers In Excess Of

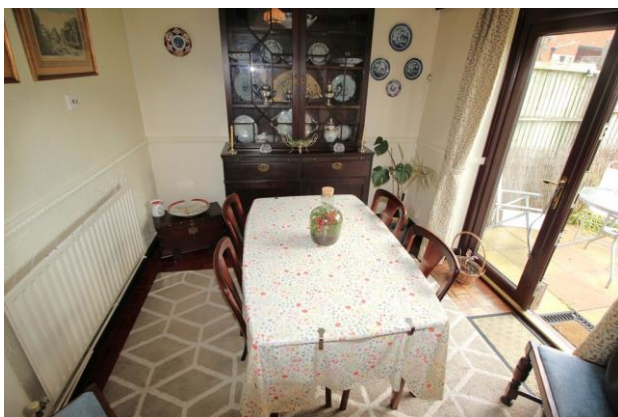
£450,000

Cobbett Road | Guildford

Freehold

Cobbles bring to the market this charming three-bedroom home in Cobbett Road, situated at the perfect location for easy A3 access, is walking distance to Guildford Town Centre, as well as the university, excellent schools, Royal Surrey County Hospital and Surrey Sports Park.

You will enter the property by a porch, with storage to your left. Moving forwards, you will enter the spacious entrance hall, to your right, there is stairs to the bedrooms and family bathroom. To your left there is a spacious reception room,



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GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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- Three Bedroom House
- Two Reception Rooms
- Large Garden
- Off Street Parking
- Council Tax Band - D
- EPC Rating TBC