



Offers In Excess Of

£299,995

Chatfield Drive | Guildford

Freehold

Located in the highly desirable Chatfield Drive this wonderful two bedroom house is offered to the market chain free.

As you enter the property, you have the downstairs WC to your left and ahead of you is the large lounge. this is a wonderfully bright and well sized room, perfect for multiple layouts, including a dining area if you so wished. The kitchen adjoins the lounge and is a nicely sized room, with plenty of storage and usable worktop space.



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Two Bedrooms
- Large Lounge
- Off Road Parking
- Chain Free
- EPC Rating - C
- Council Tax Band - C