



Asking Price Of

**£699,950**

Freehold

## Sheepfold Road | Guildford

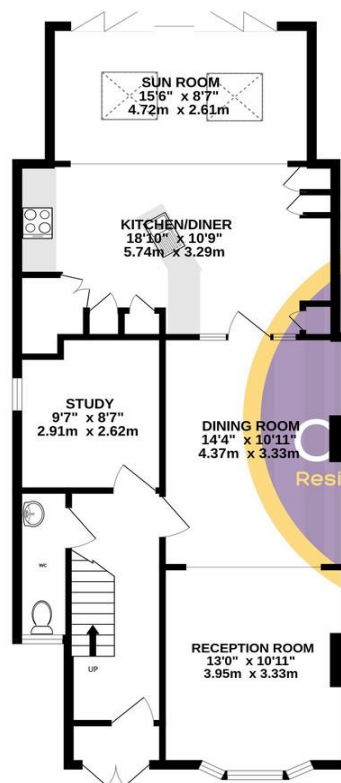
This beautiful property boasts a spacious layout with 4 bedrooms, 2 bathrooms, and a well-appointed kitchen that is perfect for entertaining guests. The open-plan living and dining area is flooded with natural light, creating a warm and welcoming atmosphere.

Step outside to discover a delightful garden with lush greenery and a peaceful patio area, ideal for enjoying outside dining or simply relaxing in the fresh air. The property also features ample off-street parking, providing convenience and ease for homeowners.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint 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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- Four Bedroom House
- Off Road Parking
- Council Tax Band - C
- Extended
- Modern Throughout
- EPC Rating - D