



Offers In Excess Of

£525,000

Larch Avenue | Guildford

Freehold

CHAIN FREE* *SELF CONTAINED ANNEXE* *PARKING

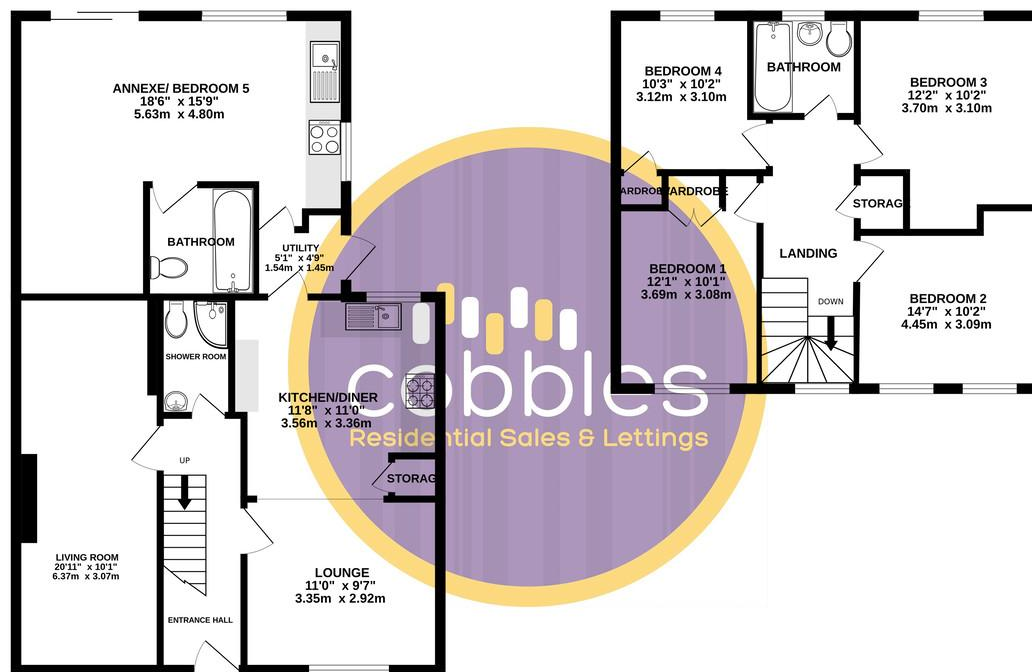
Cobbles bring to the market this wonderful five-bedroom, brilliantly extended house. The property has undergone a large rear extension to add a fully self-contained annexe.

The property itself comprises of a large entrance hall, and to your left a sizeable reception area. The property has an open-plan dining room and kitchen, with a porcelain sink, integrated oven and four-ringed gas hob.



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

- 5 Bedroom House
- Self-Contained Annexe
- Large Garden
- Parking
- Council Tax Band - D
- EPC Rating - D