



Offers In Excess Of

**£799,999**

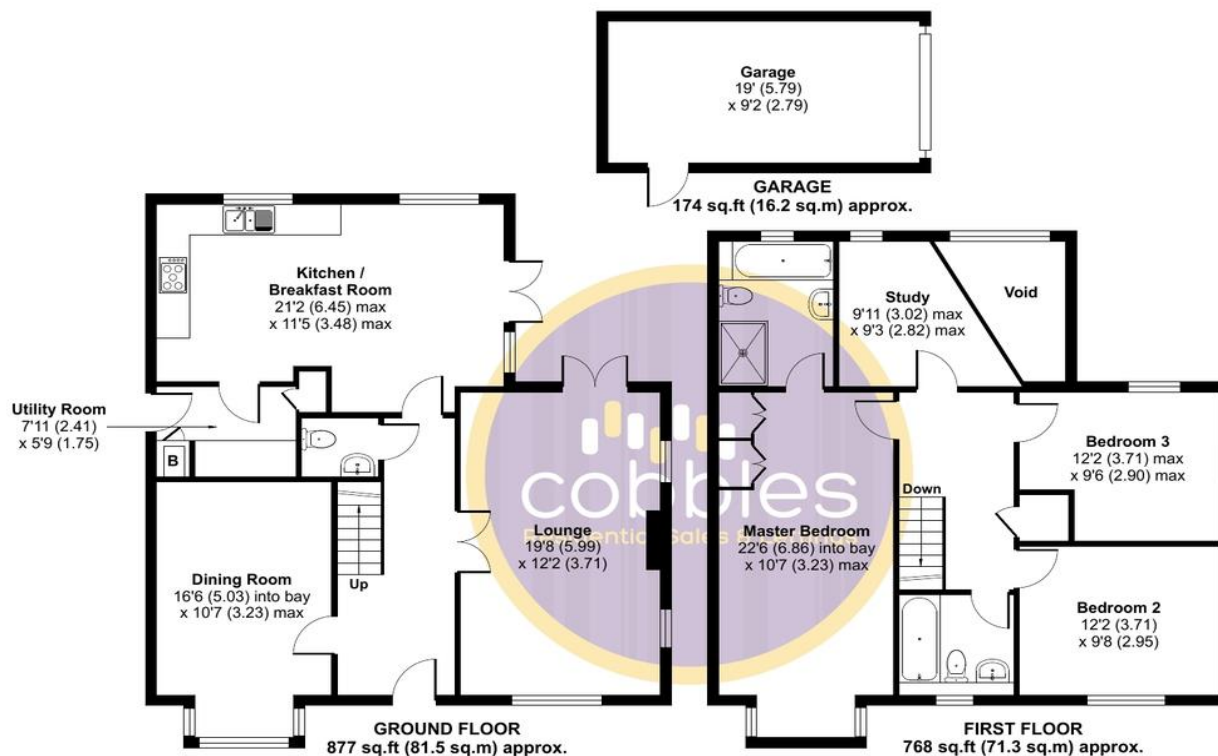
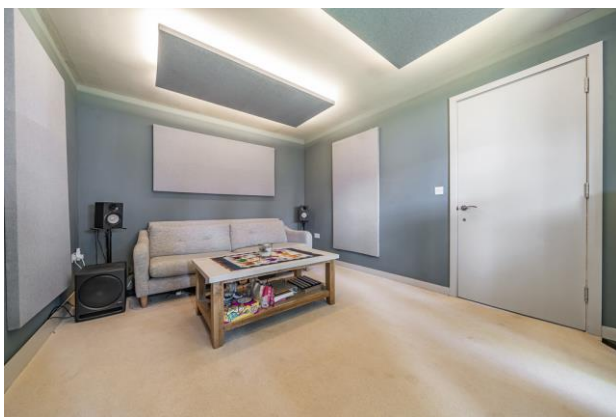
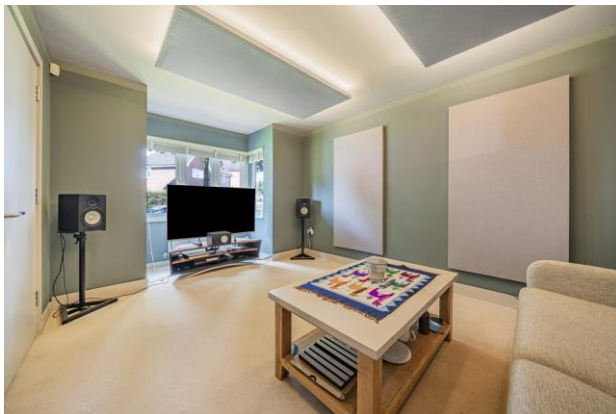
Freehold

## Macdowall Road | Guildford

Nestled beautifully within the heart of this highly desired 57-acre parkland-style development called Queen Elizabeth Park, is this attractive detached family home.

Built in 2007, this Hampton style property benefits from a full corner plot as well as Garage and garden. The property is finished to a very high specification, as a spacious and well-planned accommodation, which is beautifully presented throughout and ideal for modern family living.





Approximate Area = 1645 sq ft / 152.8 sq m (excludes void)

Garage = 174 sq ft / 16.2 sq m

Total = 1819 sq ft / 169 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cobbles Property Ltd. REF: 1137454

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Detached Three Bedroom House
- Garage
- Corner Plot
- Mezzanine Study
- Council Tax Band - G
- EPC Rating - C