CODDES Residential Sales & Lettings







Offers In Excess Of £500,000

Worplesdon Road | Guildford

GARAGE *EXTENDED*

Cobbles brings to the market this wonderful three-bedroom semi-detached family home, situated on Worplesdon Road close to local amenities, public transport, and easy access to the A3. The property is perfectly located adjacent to Stoughton Recreation ground and backs onto Allotments, for a peaceful garden atmosphere. The property comprises a covered storm porch, entrance hall, under-stairs storage, a large dining area with a semi-open plan kitchen with ample surface space, which flows through into the extended sunroom. Continuing through the first floor you have the spacious lounge area with plenty of light through the bay window.

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Rooms

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buy ers are advised to recheck the measurements.

Garage

Three Bedroom House

Extended Three Reception

- Large Private Garden
- Council Tax Band D
- EPC Rating TBC
- BATHROOM SUN ROOM 17'10" x 10'0" 5.43m x 3.04m MASTER BEDROOM 13'1" x 10'8" 3.98m x 3.24m DRAGE ANDING KITCHEN 9'7" x 7'5" 2.92m x 2.27m DINING ROOM 12'10" x 10'4" 3.92m x 3.16m BEDROOM 2 15'0" x 8'2" 4.58m x 2.48m BEDROOM 3 9'5" x 7'2" 2.87m x 2.19m RECEPTION ROOM 15'1" x 11'5" 4.60m x 3.48m UP ENTRANCE HALL STORM PORCH







GROUND FLOOR 629 sq.ft. (58.4 sq.m.) approx. 1ST FLOOR 471 sq.ft. (43.8 sq.m.) approx.