



Offers In Excess Of

**£500,000**

## Worplesdon Road | Guildford

Freehold

\*GARAGE\* \*EXTENDED\*

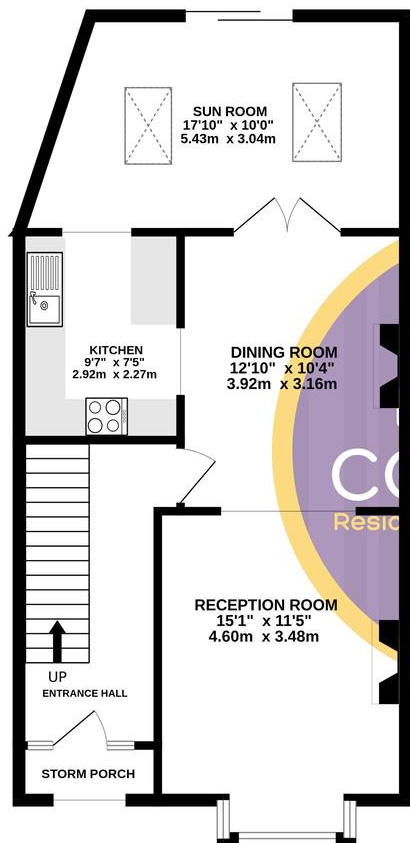
Cobbles brings to the market this wonderful three-bedroom semi-detached family home, situated on Worplesdon Road close to local amenities, public transport, and easy access to the A3. The property is perfectly located adjacent to Stoughton Recreation ground and backs onto Allotments, for a peaceful garden 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.

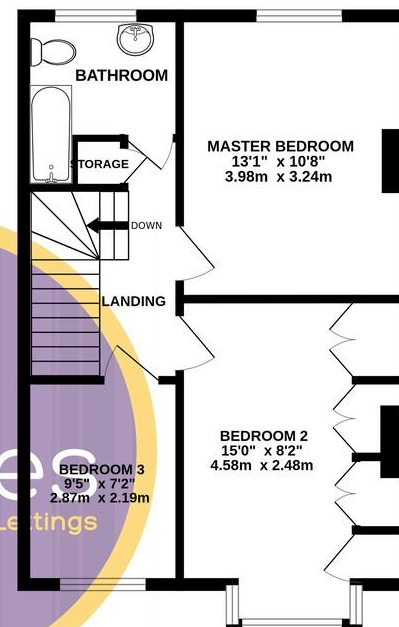




GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



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



- Three Bedroom House
- Extended Three Reception Rooms
- Garage
- Large Private Garden
- Council Tax Band - D
- EPC Rating - TBC