



Asking Price Of

£474,995

Cumberland Avenue | Guildford

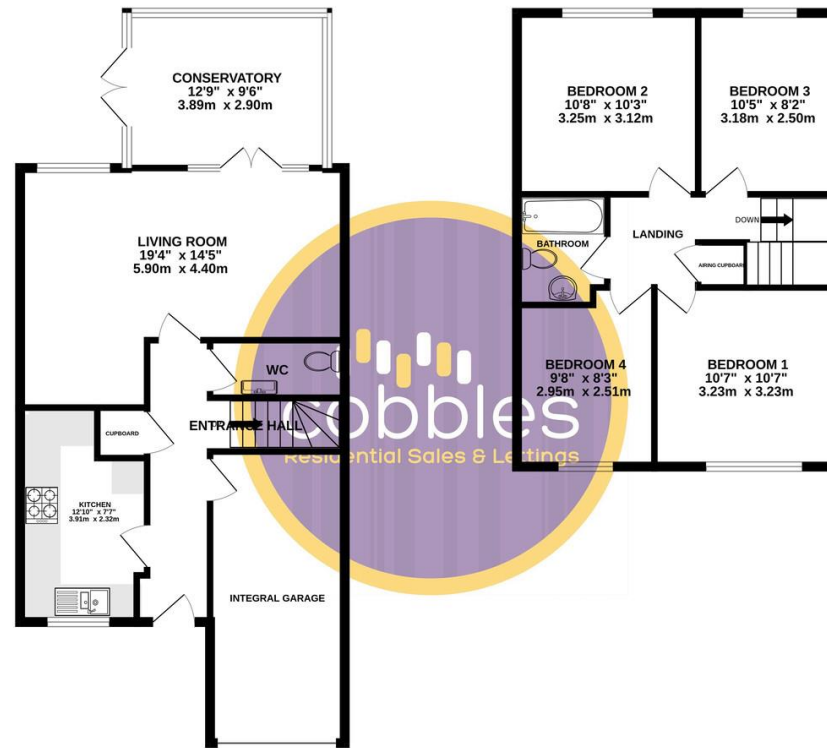
Offered to the market chain free. This fantastic four bedroom family home is nestled on the highly desirable Cumberland Avenue.

As you enter the property you immediately find the kitchen to your left, opposite to the garage, which is accessible from the inside. Heading towards the rear of the property, you have a downstairs WC located under the stairs, then you have the large lounge area. The lounge has original parquet flooring and plenty of space to create living area and dining areas alike.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Four Bedrooms
- Chain Free
- Off Road Parking
- Private Garden
- Council Tax Band - E
- EPC Rating - TBC