



Asking Price Of

£449,999

Cumberland Avenue | Guildford

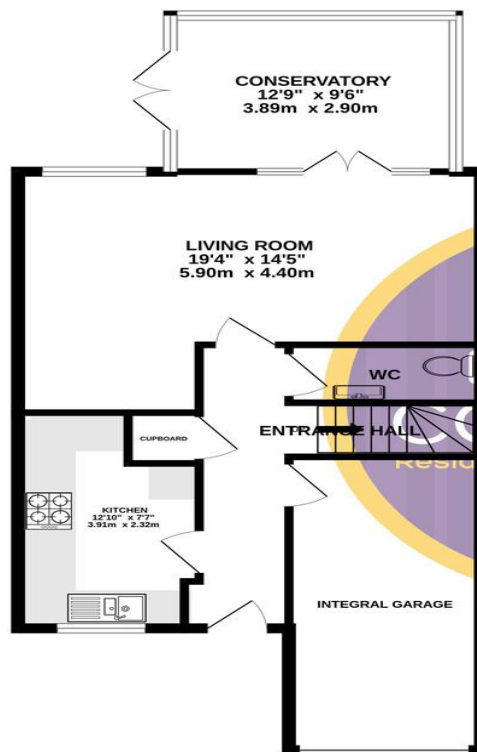
Freehold

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. Just off the lounge is the bright conservatory allowing you to enjoy the great amount of natural light that the location benefits from.



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		

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



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



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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- Four Bedrooms
- Chain Free
- Off Road Parking
- Private Garden
- Council Tax Band - E
- EPC Rating - B