



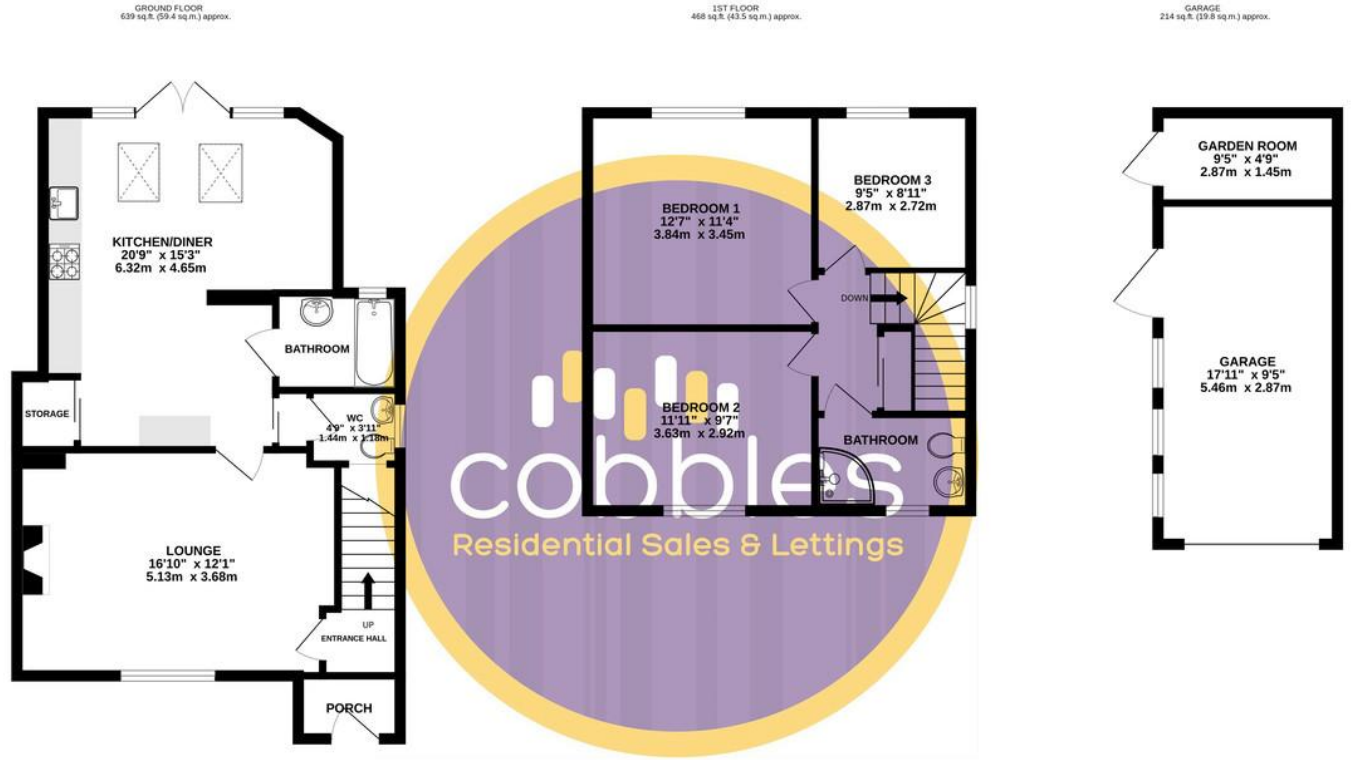
Offers In Excess Of

£550,000

Worplesdon Road | Guildford

EXTENDED* *LARGE DRIVEWAY* *GARAGE

Cobbles bring to the market this well presented, and brilliantly extended three-bedroom family home! The property has undergone refurbishment and an extension, improving the downstairs living arrangements, making it the perfect house for a family! The ground floor of the property comprises of an entrance hall, a large lounge area and opens into the extended kitchen diner. The kitchen is finished to a high standard with plenty of surface space, integrated appliances, as well as plenty of units for storage. This room also benefits from a large floor space, which is perfectly suited for a large six-seater dining room table and has ample space other entertaining, given the lay out with the double doors opening out into the garden.



TOTAL FLOOR AREA : 1274sq.ft. (118.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom House
- Extended
- Two Bathrooms
- Garage
- Council Tax Band - D
- EPC Rating - D