



Offers In Excess Of

£474,995

Angelica Road | Guildford

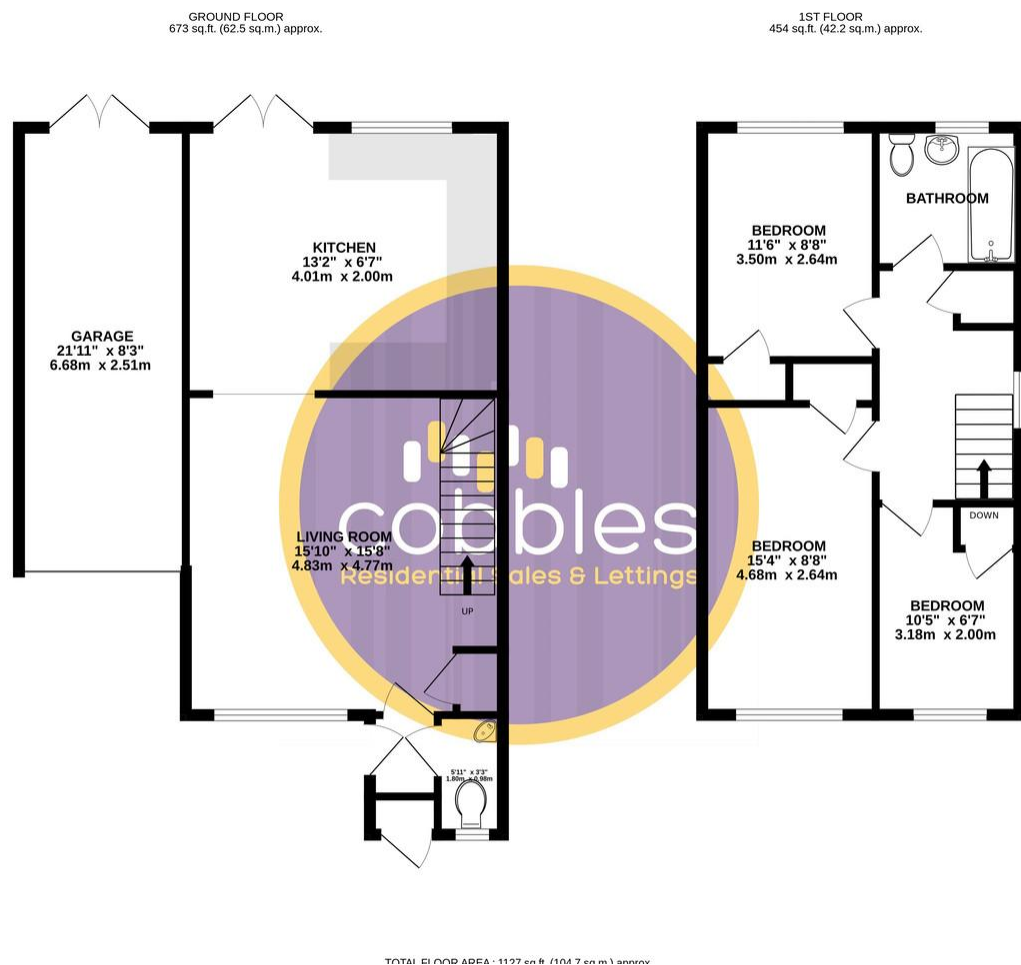
Freehold

Nestled Peacefully within the highly desirable and private Angelica Road this stunning example of a link detached three-bedroom home. As you approach, you will immediately notice the off-road parking and garage, as well as picturesque styling of the house.

Upon entering you are greeted by an entrance hall with access to the downstairs w/c, as well as leading directly to the larger than average lounge. The room finds itself with an abundance of natural light and open space. The lounge leads



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- Three Bedrooms
- Private Garden
- Council Tax Band - D
- Link Detached
- Off Road Parking
- EPC Rating - C