



Asking Price Of

£374,995

Grange Road | Guildford

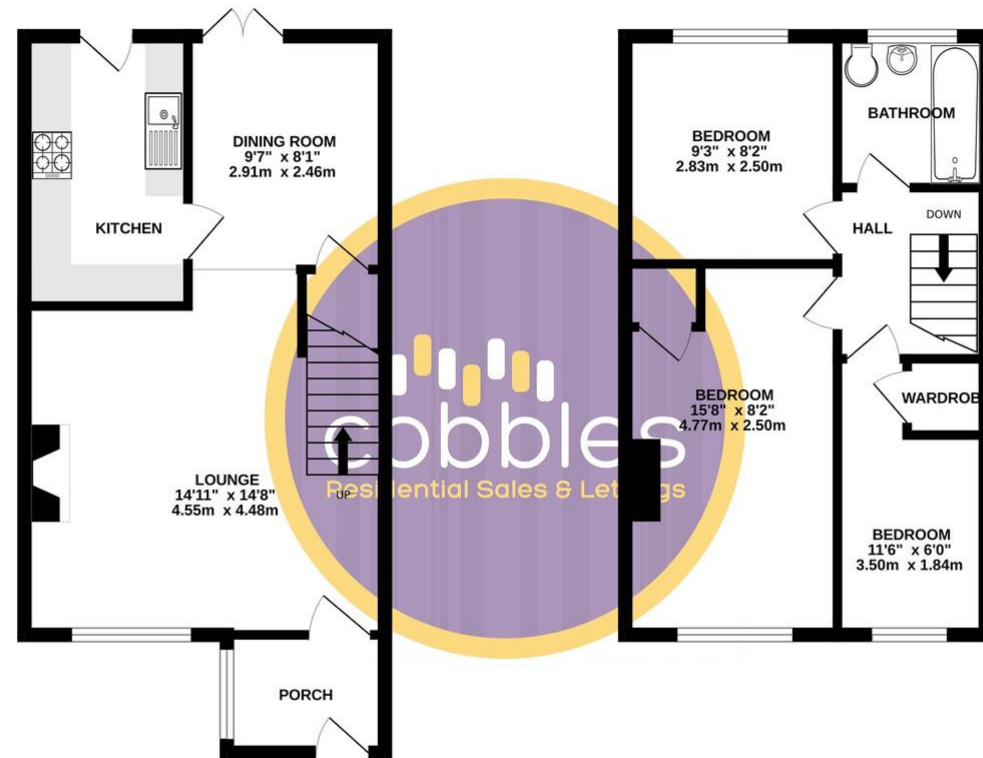
Situated in a prime location within the desirable family-orientated Stoughton, this remarkable family home boasts a spacious, and light-filled living space, spread across two floors.

You enter the property from a large front-lawn, a perfect canvas for those with green thumbs, and would like to add their own stamp to the mid-terrace. Moving through a spacious, well-lit porch, into a bright and airy reception room with an ornate fireplace. Continuing beyond the living room you enter a dining-space, well lit by double French doors, perfect for entertaining in the summer months or over Christmas. Throughout this property there is wood effect vinyl finish, all the way from the front door to the patio doors.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 751 sq.ft. (69.8 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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- Three Bedroom House
- Modern Kitchen
- Council Tax Band - D
- Two Reception Rooms
- Private Rear Garden
- EPC Rating - C