



Asking Price of  
**£475,000**

## Tovey Green | Guildford

### Freehold

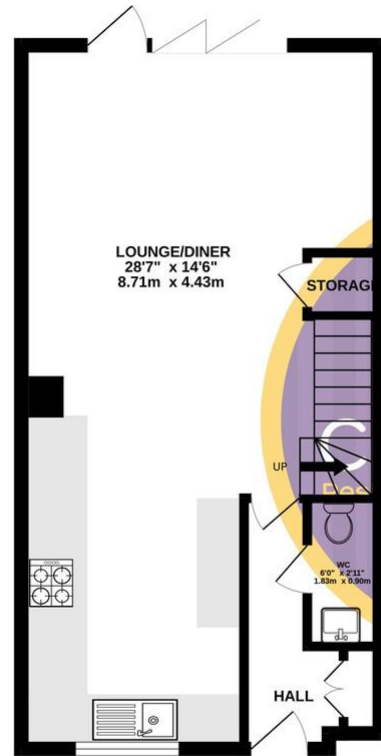
Nestled Peacefully within the quiet Tovey Green, this stunning example of a family home is offered to the market.

As you enter the property you are greeted by an entrance hall with storage and a tasteful WC. The property then opens up into the spacious living areas, which are split into the kitchen area with ample storage and surface space, and a large lounge diner with bi-folding doors to the private rear garden, an ideal space for enjoying barbecues with friends and family



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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- Two Bedroom House
- Private Rear Grden
- Council Tax Band - D
- Modern Throuhgout
- Allocated Parking
- EPC Rating - B