



Offers In Excess Of

**£325,000**

## Clandon Road | Guildford

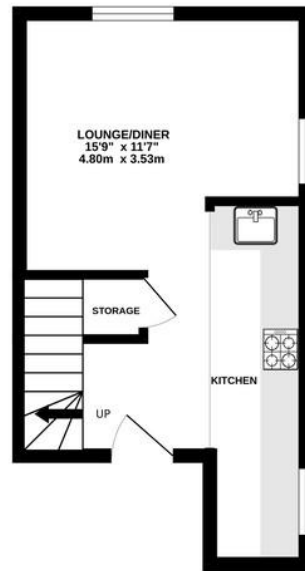
Freehold  
**\*GARAGE\***

Cobbles are excited to bring to the market a fantastic 2-bedroom, split-level maisonette on the long established and incredibly popular Clandon Road. The property within the grounds of Sutton Lodge has been lovingly recalibrated to enhance the floorspace given. It includes a modern kitchen, with a snug television space and a dining space, as well as a utility wall for your washing machine and tumble dryer. To your left as you enter the property there is a large under-stairs cupboard, perfect to hide the Hoover or store winter coats.





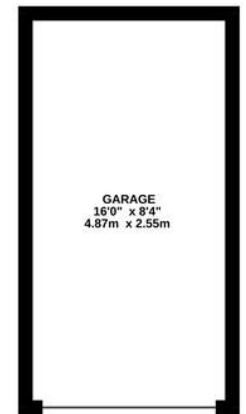
GROUND FLOOR  
214 sq.ft. (19.9 sq.m.) approx.



1ST FLOOR  
250 sq.ft. (23.2 sq.m.) approx.



OUTSIDE  
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Two Bedrooms
- Modern Kitchen

- Stylish Bathroom
- Garage

- Council Tax Band - B
- EPC Rating - C