



Offers In Excess Of

£550,000

Grange Road | Guildford

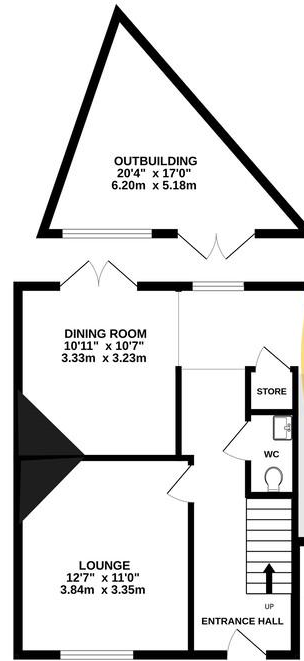
Freehold

LARGE WRAP AROUND GARDEN *SUNKEN GARDEN SEATING AREA* *TWO STOREY SIDE EXTENSION*

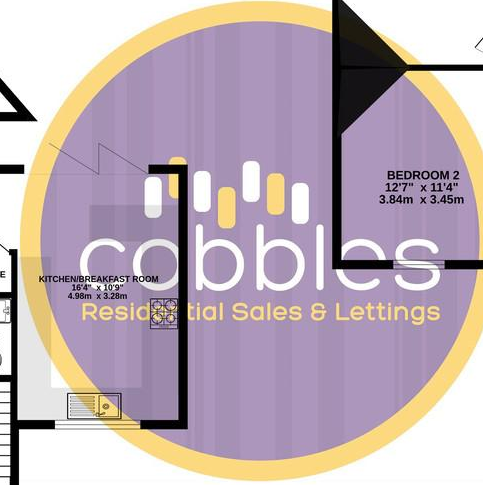
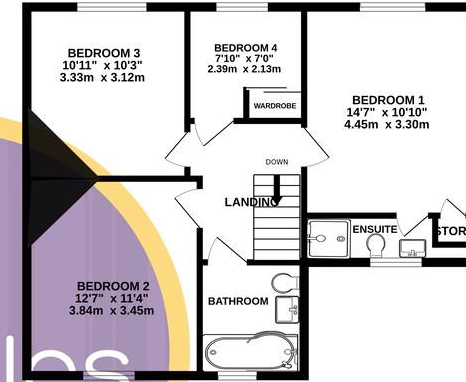
Cobbles bring to the market this extended four-bedroom semi-detached house, which has been recently extended and refurbished throughout over the years and is immaculately presented by the current owners.



GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Four Bedroom House
- Two Storey Extension
- Modern Open Plan Kitchen Seating
- Large Garden with Sunken
- Council Tax Band - D
- EPC Rating - C