



Offers In Excess Of

£400,000

Stoughton Road | Guildford

Freehold

Cobbles bring to the market this newly re-furbished four-bedroom townhouse, situated within the private Hemsley Court Development on Stoughton Road. This fantastic property is offered to the market with no onward chain.

The ground floor comprises of a large entrance hall, utility/shower room, large double bedroom and a rear boot room or study room.

Up to the first floor, you are greeted by a modern cloakroom as you get to the top of stairs, prior to entering the bright and spacious lounge area with light bursting through both windows. From the lounge, you have the brand-new kitchen



FOR ILLUSTRATIVE PURPOSE ONLY:
 TOTAL FLOOR AREA : 1114sq.ft. (103.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Four Good Sized Bedrooms
- Two Bathrooms
- Refurbished Throughout
- New Kitchen
- Council Tax Band - E
- EPC Rating - C