



Offers In Excess Of

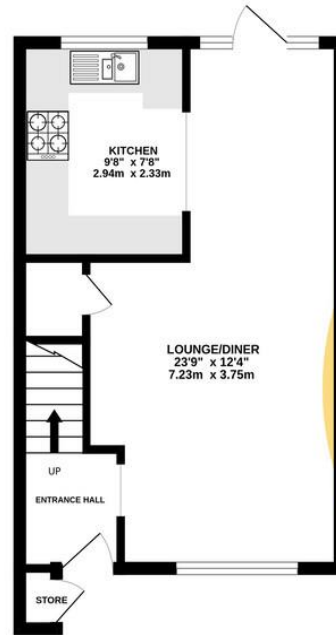
£400,000

Cranstoun Close | Guildford

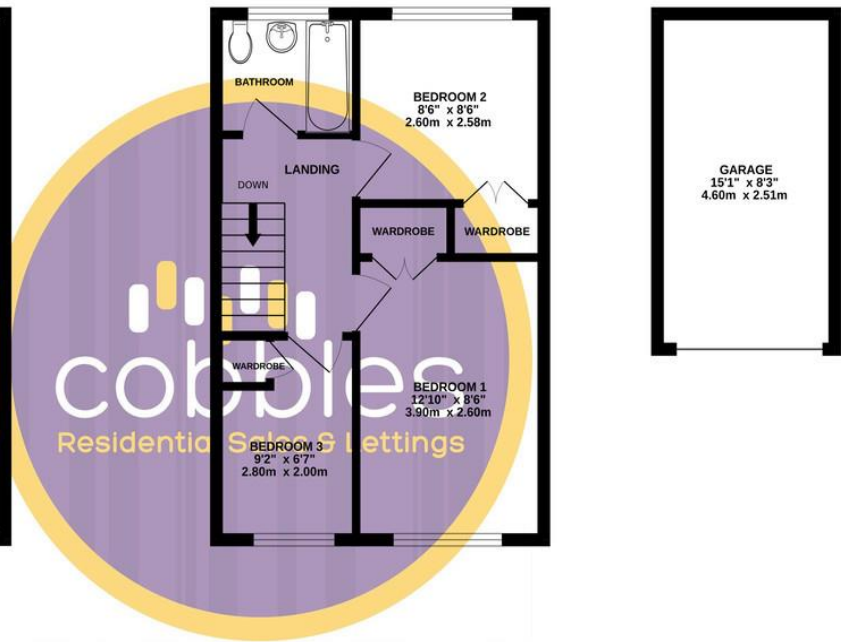
Cobbles bring the market this delightful three-bedroom property nestled in the sought-after cul-de-sac of Cranstoun Close. This inviting home offers a perfect blend of modern comforts and classic charm, making it ideal for families and professionals alike. The property comprises of an entrance hall as you enter, you then step into a bright and airy living room, featuring large windows that flood the space with natural light. The open-plan layout seamlessly connects to the dining area, perfect for entertaining guests or enjoying family meals. Off the dining area you have the semi open-plan contemporary kitchen boasting ample counter space and modern units.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



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TOTAL FLOOR AREA : 843sq.ft. (78.3 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 | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

- Three Bedroom House
- Large Private Garden
- Modern Fitted Kitchen
- Garage
- Council Tax Band - D
- EPC Rating - C