



Offers In Excess Of

£599,995

Monro Drive | Guildford

Freehold

Nestled Peacefully within the highly desirable Cardwells Keep development in Guildford. This charming property offers a perfect blend of modern living and comfort, making it an ideal choice for families and professionals alike.

As you approach the home, you are greeted by a well-maintained exterior, including off road parking and a welcoming front garden. Upon entering, you step into a spacious hallway with a WC to your left and that then leads to the heart of the home. The open-plan living room is a fantastic sized bright room and is perfect for entertaining with the way it flows into the large kitchen with dining area this is also bathed in natural light, thanks to large windows that provide lovely



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom
- Off Street Parking
- Council Tax Band - F
- Detached House
- Garden
- EPC Rating - C