



Offers In Excess Of

£474,995

Freehold

Escombe Drive | Guildford

Nestled peacefully within the highly desirable Escombe Drive, this stunningly presented three bedroom house finds itself not only enjoying the tranquillity of Escombe Drive but also a finish not regularly seen throughout the area. As you approach the home, you are greeted by a well-manicured front garden with off road parking and a welcoming entrance. Step inside to discover a spacious hallway that leads through double French doors to the lounge. The generously sized room features large windows that flood the space with natural light, creating a warm and inviting atmosphere. This area is perfect for both relaxing evenings and entertaining guests.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedrooms
- Off Road Parking
- Council Tax Band - D
- Semi-Detached
- Private Garden
- EPC Rating - D