



Offers In Excess Of

**£550,000**

## Saffron Platt | Guildford

**Freehold**

**\*EXTENDED\* \*FULL POWERED OUTBUILDING WITH WC\* \*MODERN THROUGHOUT\***

This beautifully extended and modernized two-bedroom bungalow, nestled in the highly sought-after Saffron Platt area of Guildford, offers a perfect blend of contemporary living and comfort. Recently updated throughout, the property features spacious open-plan living areas with stylish finishes, providing a bright and airy atmosphere. The large, modern kitchen is fitted with high-quality appliances and ample storage space, ideal for both everyday cooking and entertaining guests.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



OUTBUILDING  
157 sq.ft. (14.6 sq.m.) approx.



**cobbles**  
Residential Sales & Lettings

TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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- Two Bedroom Bungalow
- Large Private Garden
- Extended Living Area
- Full Powered Garden Studio
- Council Tax Band - D
- EPC Rating - D