



Offers In Excess Of

£450,000

Shelton Close | Guildford

Freehold

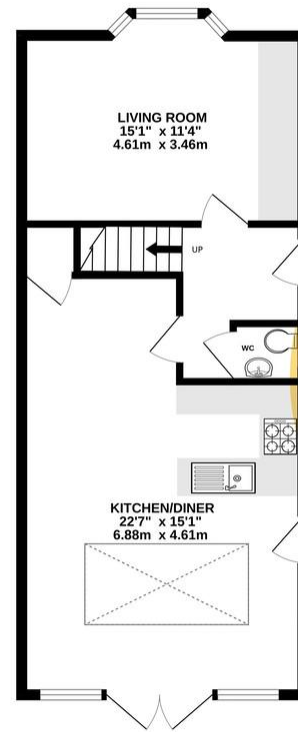
EXTENDED* *SEPARATE OFFICE* *CHAIN FREE

Cobbles is thrilled to present this beautifully extended three-bedroom end-of-terrace home. Nestled in a peaceful cul-de-sac, offering a perfect blend of charm and modern convenience, this stunning property is ideally positioned near excellent local schools, convenient shops, and superb transport links.

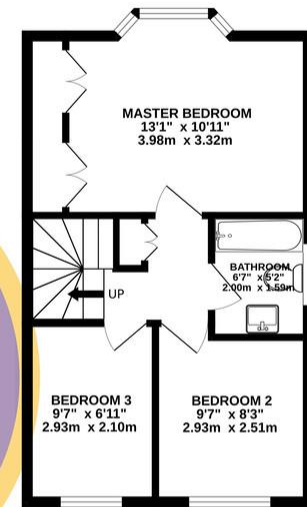


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



cobbles
Residential Sales & Lettings

TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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 actual extent and condition of the property has not been tested and is not intended to be used as a basis for any claim.

- Three Bedrooms
- Extended
- Separate Office Space
- Off Street Parking
- Council Tax Band - D
- EPC Rating C