## CODDES Residential Sales & Lettings



Offers In Excess Of £475,000

## Weston Road | Guildford

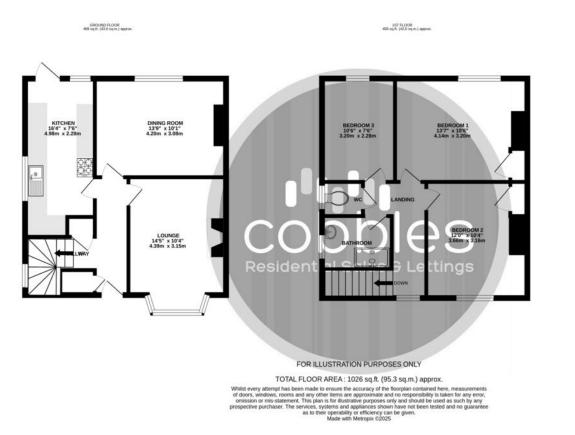
## Freehold

\*CHAIN FREE\* \*LARGE GARDEN\* \*GARAGE\*

This charming three-bedroom semi-detached home in a sought-after Guildford location offers excellent potential for families, firsttime buyers, or those looking to modernise. Situated on a quiet residential road, the property features two spacious reception rooms, including a bright lounge with a bay window and a dining room overlooking the larger than average south-facing garden. The modern kitchen provides ample storage and workspace. Upstairs, there are two generous double bedrooms, a large single bedroom, a family shower room, and a separate WC.







- Three Bedroom House
- Two Reception Rooms
- Large Garden
- Garage

- Council Tax Band C
- EPC Rating TBC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

2ND FLOOR

GARAGE 13'9" x 7'2" 4.19m x 2.18m