CODDES Residential Sales & Lettings







Offers In Excess Of £489,950

Long Dyke | Guildford

Freehold

CHAIN FREE *BEAUTIFUL GARDEN* *GEORGE ABBOT SCHOOL CATCHMENT*

Cobbles bring to the market this superb three bedroom semi-detached family home, situated within Bushy Hill and within the catchment area of George Abbot School.

The extensive ground floor of the property comprises of an entry porch, a large entrance hall, a spacious lounge area with feature fireplace, a downstairs Utility room with a toilet, a large "lean to" for storage. Finally, on the ground floor the kitchen has been opened to form a bright and spacious kitchen diner, with French doors out to the garden.

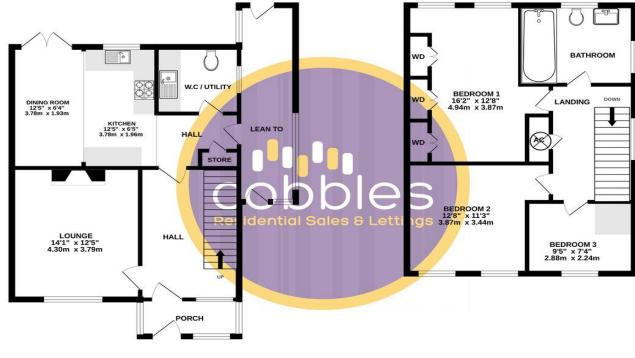
www.cobbles.co.uk info@cobbles.co.uk 01483 457000

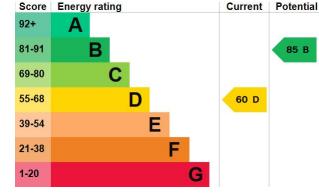
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

GROUND FLOOR

527 sq.ft. (49.0 sq.m.) approx.







- Three Bedroom House
- Modern Kitchen Diner
- Large Lounge Area
- Beautiful Large Garden

TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx. Whits rever attempt has been made to ensure the accuracy of the Boophal contained here, measurements of doors, vondow, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-iadement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, sprincer attiny or efficiency can be own. attined to the services of the service of the services of the ser

- Council Tax Band D
- EPC Rating D