



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.



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

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom House
- Large Lounge Area
- Council Tax Band - D
- Modern Kitchen Diner
- Beautiful Large Garden
- EPC Rating - D