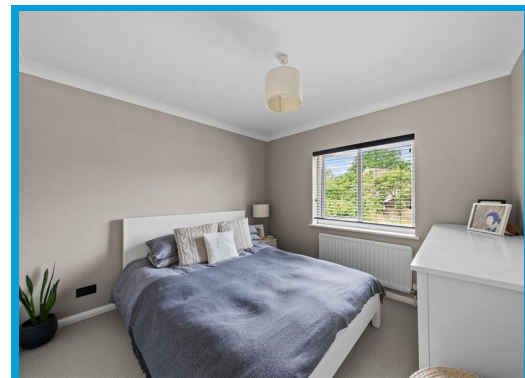
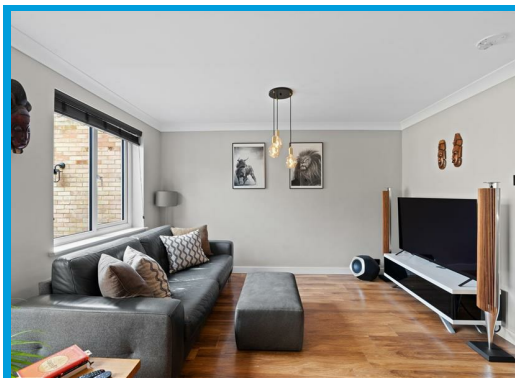
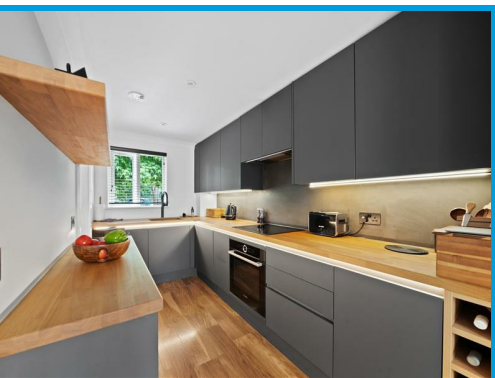




Suffolk Drive, Guildford, GU4 7FD

Guide Price £525,000

Positioned in a sought-after area, this charming three-bedroom detached house offers a perfect blend of comfort and modern living after thoughtfully being updated to feature a contemporary finish throughout. Potential to extend (STTP)



# Description

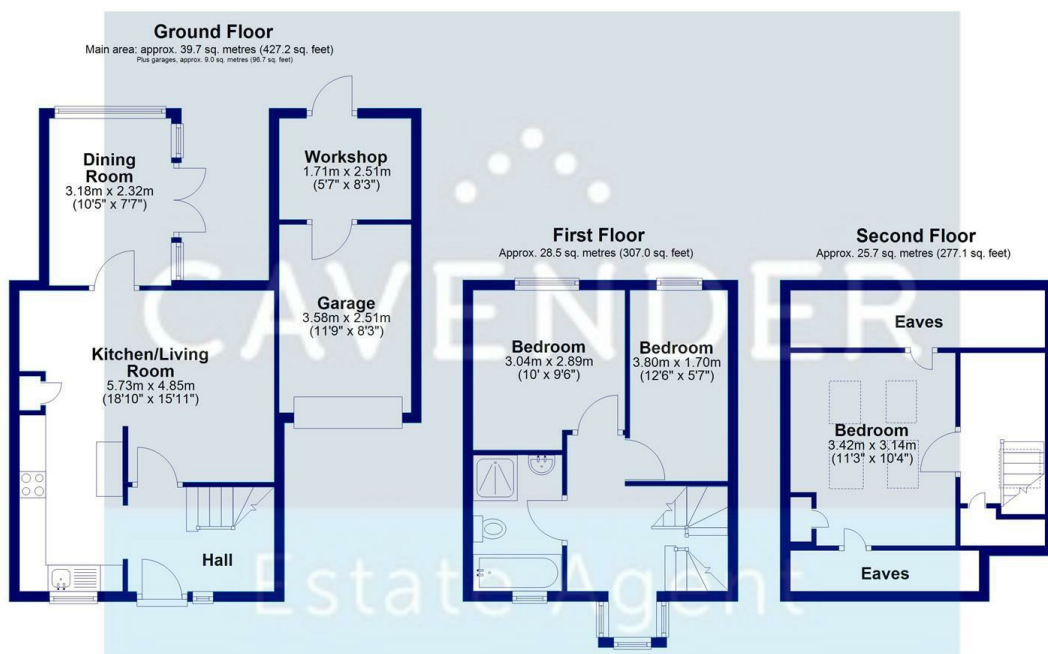
Nestled in the desirable area of Suffolk Drive, Guildford, this charming detached house offers a perfect blend of comfort and modern living. The property boasts a spacious reception room, ideal for both entertaining guests and enjoying quiet family time. The three well-proportioned bedrooms provide ample space for relaxation, while the contemporary bathroom has been thoughtfully designed to meet the needs of modern life.

Built in 1980, this home has recently undergone tasteful redecoration, showcasing a modern finish throughout that is sure to appeal to a variety of buyers. The light and airy atmosphere creates a welcoming environment, making it easy to envision yourself settling in and making it your own.

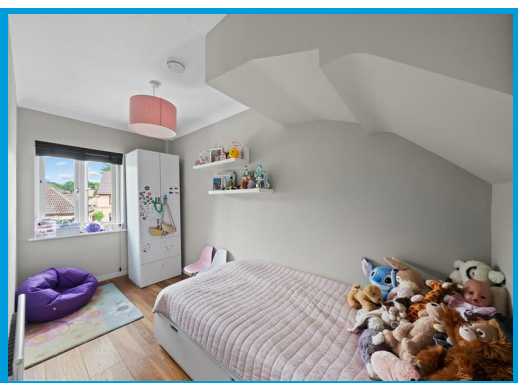
One of the standout features of this property is its potential for extension, subject to planning permission. This offers a fantastic opportunity for those looking to expand their living space and tailor the home to their specific needs.

Situated in a sought-after area, this house benefits from a peaceful residential setting while still being conveniently close to local amenities, schools, and transport links. Whether you are a growing family or a professional couple, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. The property also benefits from being in the catchment for all the excellent local schools.

In summary, this detached house on Suffolk Drive is a delightful find, combining modern aesthetics with the potential for future development. Do not miss the chance to make this lovely home your own.



Main area: Approx. 94.0 sq. metres (1011.4 sq. feet)  
Plus garages: approx. 9.0 sq. metres (96.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

