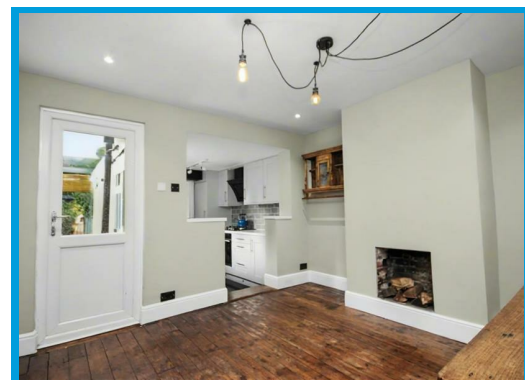
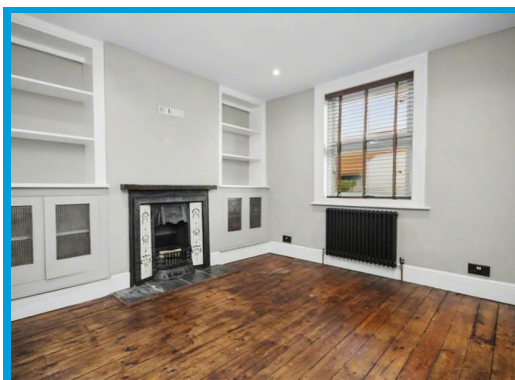
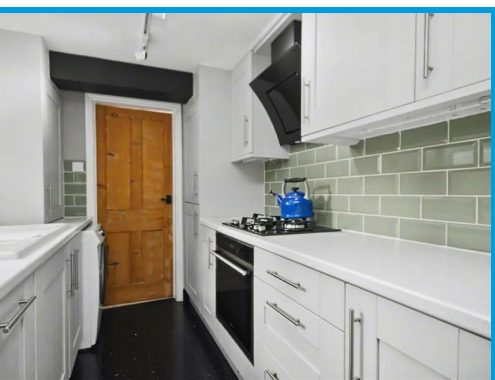




Stoughton Road, Guildford, Surrey GU1 1LG

Guide Price £425,000

A beautifully presented two-bedroom character cottage within walking distance of Guildford town centre, offering a bright lounge, open-plan living, modern kitchen, en-suite to the principal bedroom, private rear garden, and a separate air-conditioned home office. Offered with no onward chain.



# Description

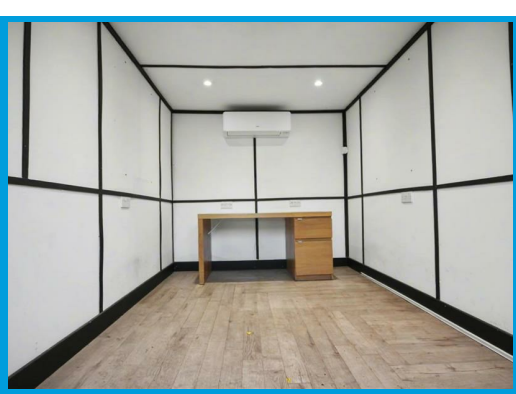
This beautifully presented two-bedroom character cottage offers a superb blend of period charm and modern living, ideally located within walking distance of Guildford town centre.

The ground floor features a bright and inviting lounge, leading through to an open-plan dining area, perfect for both everyday living and entertaining. The contemporary fitted kitchen is finished to a high standard and provides access to a stylish modern shower room with WC.

Upstairs, the property boasts two generously sized double bedrooms, including a spacious principal bedroom benefitting from a private en-suite bathroom.

Externally, the home enjoys a private rear garden, ideal for relaxing or hosting guests, along with the added advantage of a separate air-conditioned home office – perfect for remote working or creative use.

Further highlights include the property's charming character features, well-balanced accommodation, and highly convenient location close to local amenities, transport links, and the vibrant town centre.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
46	80
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (82 plus)	
B (61-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

