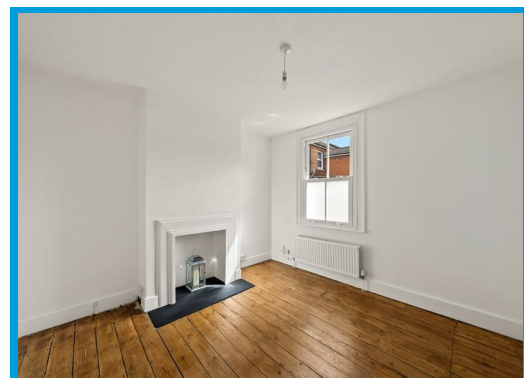
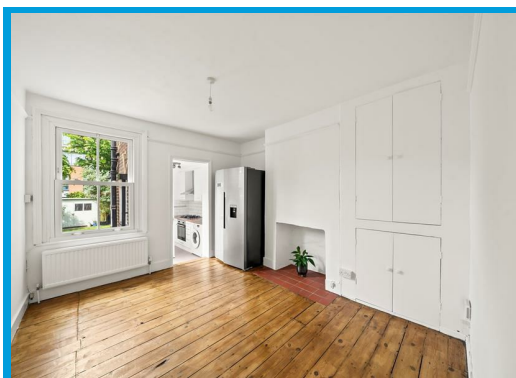
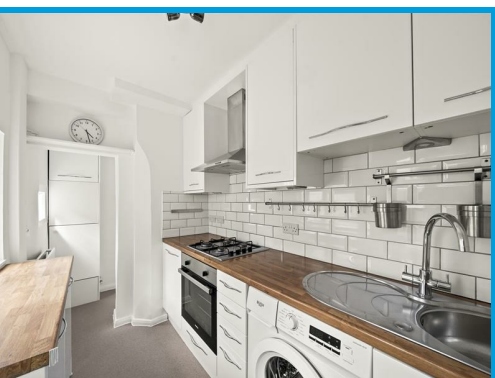




George Road, Guildford, GU1 4NP

Guide Price £625,000

Beautifully renovated throughout, this spacious three-bedroom home offers two reception rooms, two bathrooms and a fully tanked basement, all ready to move straight into. Situated in a sought-after town centre location within walking distance of train stations and local amenities, the property also benefits from a generous garden and no onward chain.



Description

Situated in a highly sought-after town centre location, this beautifully renovated three-bedroom property offers spacious and versatile accommodation throughout, ideal for families and professionals alike. Finished to a high standard and ready to move straight into, the home combines character, space and convenience in equal measure.

The property features three generously sized bedrooms, two modern bathrooms, and two spacious reception rooms providing flexible living and entertaining space. A fully converted basement offers excellent additional storage or potential for a variety of uses.

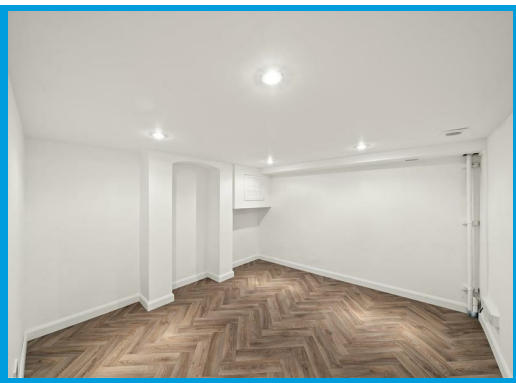
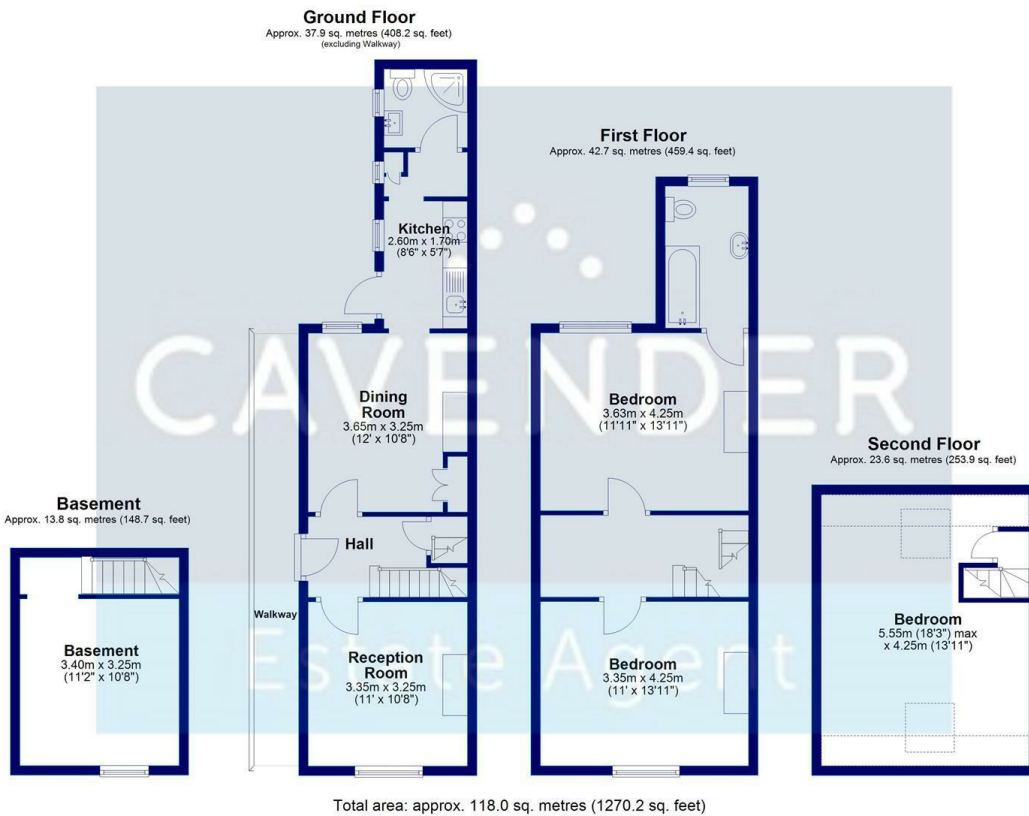
Externally, the property benefits from a good-sized private garden – a rare feature for a central location – perfect for outdoor entertaining and family living.

Conveniently positioned within walking distance of the town centre, local amenities and train stations, the property is ideally placed for commuters and those looking to enjoy everything the area has to offer.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a beautifully presented home in a prime central location.

Key Features

- Three large bedrooms
- Two bathrooms
- Two spacious reception rooms
- Fully tanked basement
- Recently renovated throughout
- Ready to move into



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	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

