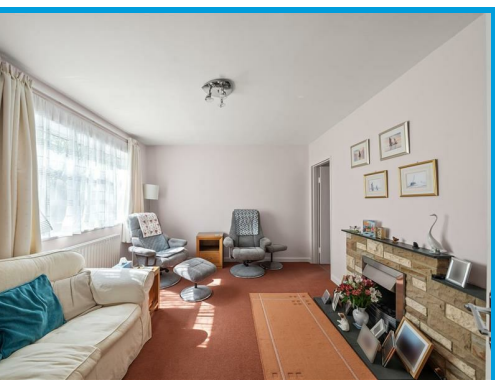




Bushy Hill Drive, Guildford, GU1 2UQ

Guide Price £500,000

A bright and airy three-bedroom semi-detached home set on a generous corner plot in a highly desirable location close to excellent schools. Offering great potential, the property includes spacious living areas, a separate dining room, utility room, family bathroom, large private garden, and garage.



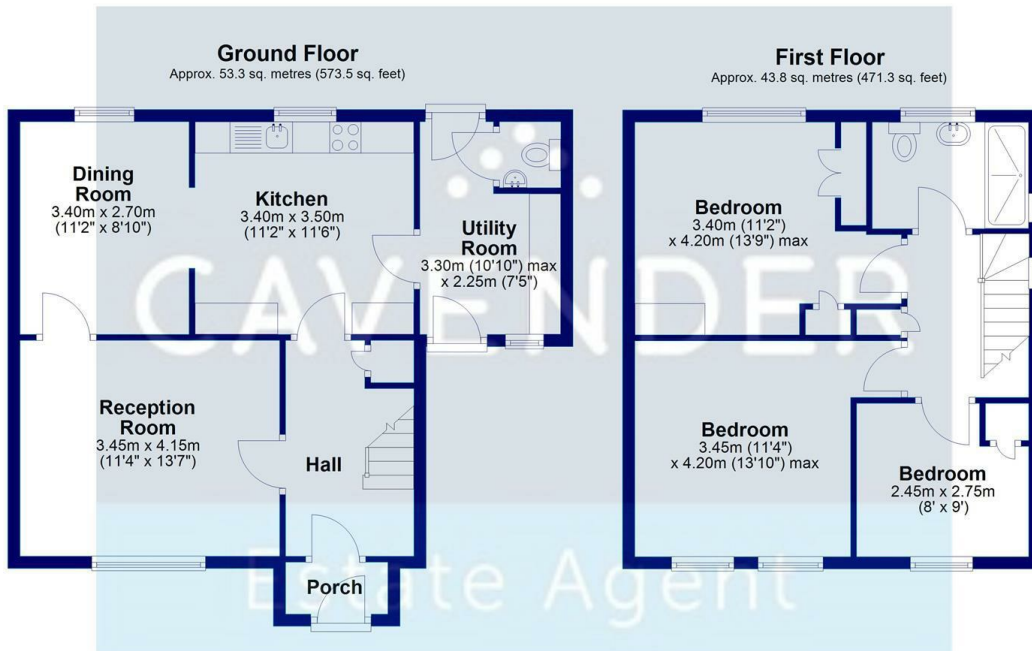
Description

Situated in a highly sought-after area close to excellent schools, this three-bedroom semi-detached property presents a fantastic opportunity for buyers looking to create their ideal family home. Positioned on a generous corner plot, the property offers significant potential to extend or enhance (subject to the necessary planning permissions).

The home is bright and airy throughout, featuring three well-proportioned bedrooms, a family bathroom, spacious living areas, a separate dining room, and a useful utility room—offering excellent scope for modernisation and reconfiguration to suit individual needs.

Externally, the property benefits from a large private garden, ideal for families or those who enjoy outdoor space, as well as a garage providing additional storage or parking.

Offered with great potential in a desirable neighbourhood, this is an excellent opportunity for buyers seeking a property with potential.



Total area: approx. 97.1 sq. metres (1044.8 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		65	83
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			

