CAVENDER

ESTATE AGENT



Broadacres, Guildford, Surrey GU3 3AZ

Guide Price £415,000

A well-presented three-bedroom mid-terrace family home offered with no onward chain, featuring spacious accommodation, an open-plan living/dining room, fully fitted kitchen, low-maintenance rear garden with patio area and detached garage. Ideally located on the outskirts of Guildford, within walking distance of local schools, amenities and rural walks, with excellent access to Guildford town centre, the A3 and Guildford mainline station.







Description

Offered with no onward chain, a well-presented three-bedroom mid-terrace family home, ideally situated in a popular residential area on the outskirts of Guildford. Offering spacious and versatile accommodation arranged over two floors, the property is ideally suited to family living.

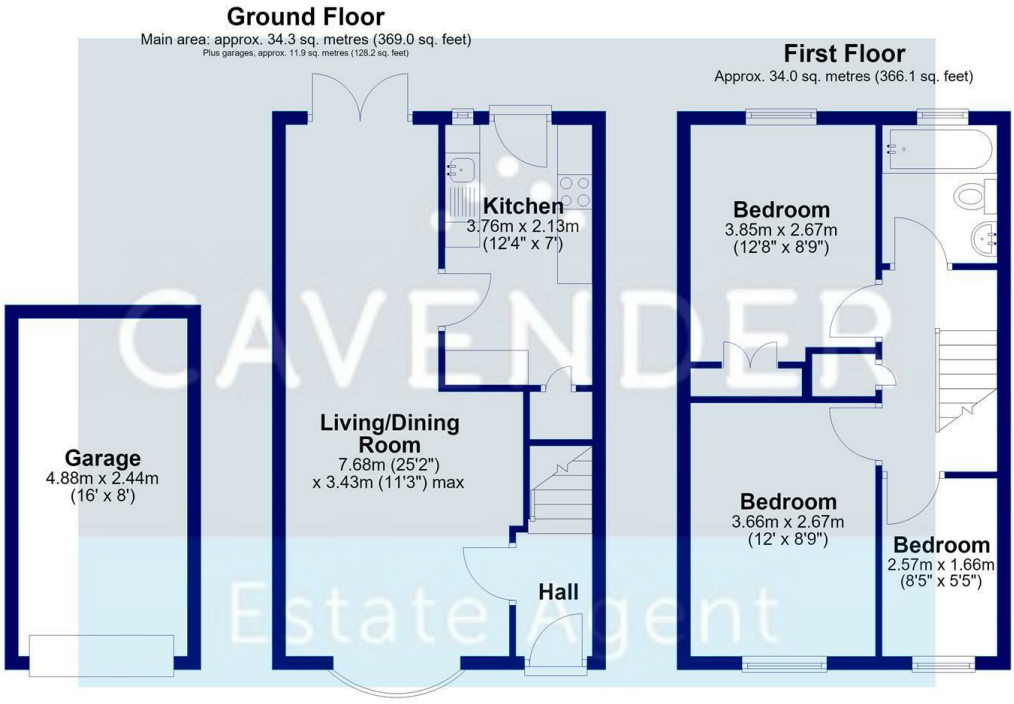
The ground floor comprises a welcoming entrance hall leading into a bright open-plan living and dining room, with doors opening directly onto the rear garden. There is also a fully fitted kitchen providing practical and well-appointed accommodation.

Upstairs, the property offers two generous double bedrooms, a further single bedroom and a family bathroom.

Externally, the rear garden is designed for low-maintenance living and features a patio area, providing an ideal space for outdoor dining and entertaining. The property further benefits from a detached garage.

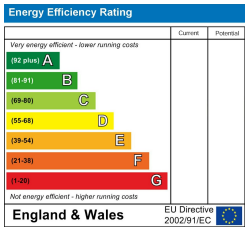
Situated within walking distance of good local schools, a range of local amenities and attractive rural walks, the property is also just a short drive from Guildford town centre. Excellent transport links are available via the nearby A3, providing convenient access towards London, the M25 and the South Coast. Guildford mainline station is also easily accessible, offering regular services to London Waterloo.

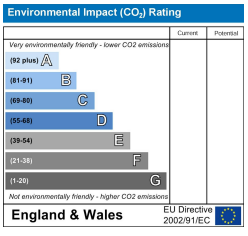
With its spacious accommodation, convenient location, low-maintenance garden and no onward chain, this property offers an excellent opportunity for those looking for a family home within easy reach of Guildford.

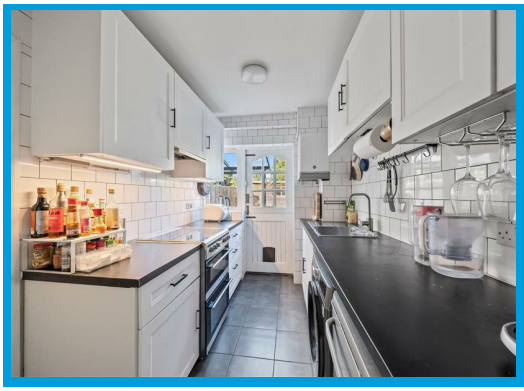


Main area: Approx. 68.3 sq. metres (735.1 sq. feet)
Plus garages, approx. 11.9 sq. metres (128.2 sq. feet)









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