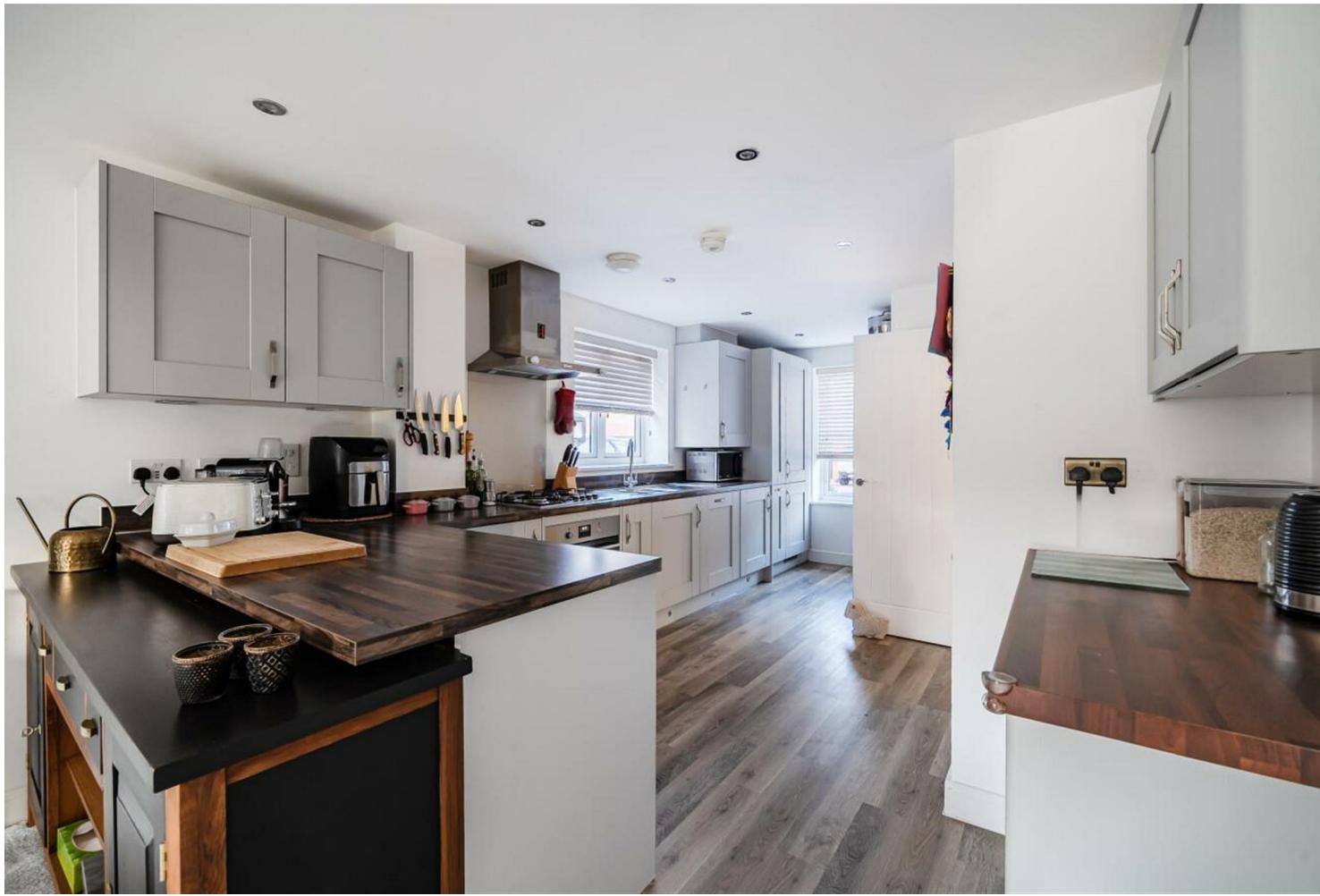




3 Deacon Way, Guildford GU3 3EN

 **COLLINS**
Independent Estate Agent





3 Deacon Way Guildford GU3 3EN

Asking price £599,995
Freehold

A three bedroom house of approximately 1250 square feet of modern, well designed accommodation for family life in the form of a semi detached town house over three floors, backing west. The clever design maximises all available space in a well insulated, low energy 21st century home featuring high specification fitments throughout. The bedrooms with fitted wardrobes are noticeably large, the bathrooms are luxurious and the living space is carefully arranged to provide a stylish and spacious open plan kitchen. The property is heated by a zoned gas central heating system and still has the remaining years of the 10 year NHBC guarantee for peace of mind. Outside the property has a fully enclosed garden with lawn and patio and a large timber shed. The 19 feet long garage has power, and a rear door to the garden. The private driveway features an electrical charging point for a vehicle.



- Built in 2020 with NHBC guarantee remaining
- Large three bedroom family house with two bathrooms and cloakroom
- Modern open plan kitchen living space with Bi folding doors
- High specification kitchen and bathrooms
- Master suite on top floor
- Double length garage with driveway EV charging
- Enclosed west backing garden
- EPC - B
- Council tax band - E





A large modern three bedroom town house between towns within this sought after 2020 development not far from the centre of Guildford and within a short stroll of local shops and amenities. The development centers around an attractive central green with children's play area and is free from passing traffic, being off of Keens Lane. Nearby are parks, good schools and miles of countryside and common land. Both Guildford and Woking towns are a drive away with Guildford being the closest at 12 minutes by car to the station. By foot the station is 2.5 miles or a 15 minute bike ride. To summarise - Contemporary out of town life with a surprising amount of amenities close by by foot.



Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



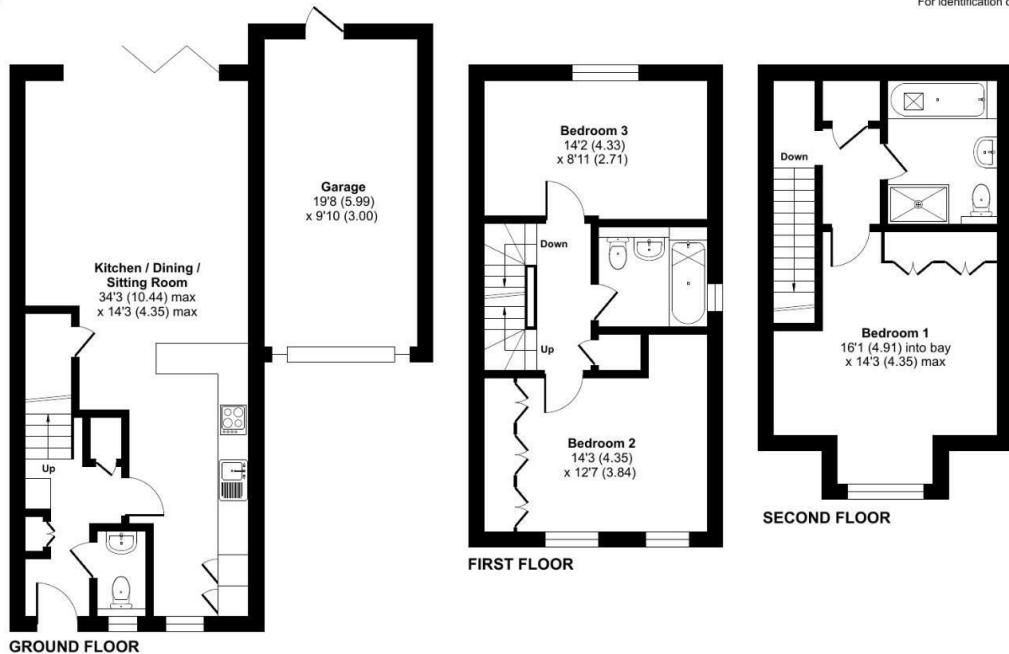
Deacon Way, Guildford, GU3

Approximate Area = 1244 sq ft / 115.5 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026.
Produced for Mark Collins (Guildford) Limited. REF: 1403893



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.