CAVENDER

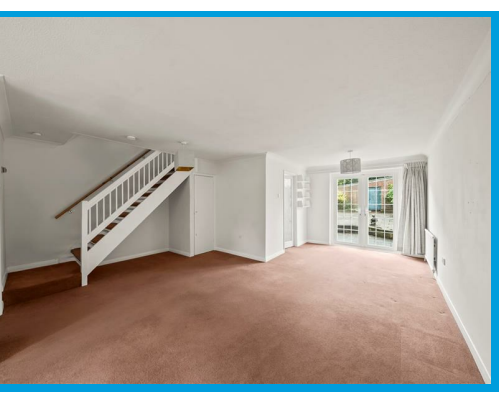
ESTATE AGENT



Lower Edgeborough Road, Guildford, Surrey GU1 2DX

Guide Price £549,950

Spacious two-bedroom home in a quiet, sought-after town centre location. Offered with no onward chain, garage, parking and a low-maintenance garden, close to excellent schools and amenities. Potential to extend (STPP).







# Description

Situated in a highly sought-after and quiet town centre location, this spacious home is offered to the market with no onward chain and presents an excellent opportunity for buyers to put their own stamp on the property.

The accommodation comprises a welcoming entrance hall with a convenient downstairs cloakroom, leading through to a generous lounge/dining room with doors opening directly onto the garden — perfect for both relaxing and entertaining. The kitchen is fitted with a range of units and includes integrated appliances.

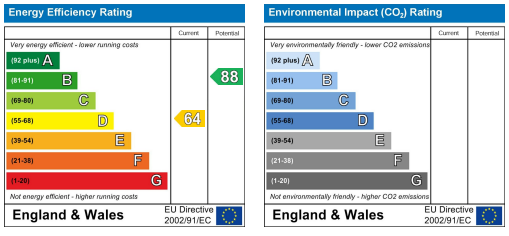
Upstairs, there is a particularly spacious principal bedroom with built-in wardrobes, a further large double bedroom also benefitting from built-in wardrobes, and a family bathroom.

Externally, the property enjoys a low-maintenance rear garden, along with the added advantages of a garage and off-street parking.

Ideally positioned for excellent access to the town centre and falling within the catchment area for highly regarded local schools, this property is perfectly suited to first-time buyers, downsizers or investors alike. Subject to extend (STPP)











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