



94 Cedar Way, Guildford GU1 1JF



**COLLINS**  
Independent Estate Agent





## 94 Cedar Way Guildford GU1 1JF

Asking price £339,995

Freehold

An extended three bedroom semi detached house featuring driveway parking to the front and rear vehicle access to the rear that offers additional parking and scope for a garage to be built, STP. The property requires some general updating but is double glazed with a modern gas central heating boiler to radiators. A ground floor extension with pitched roof offers an extended kitchen and family room/third bedroom and looks onto the good sized rear garden. In addition there are two separate reception rooms, a downstairs cloakroom and first floor bathroom. Both bedrooms are good doubles with storage. There is obvious scope for alteration of the current layout and perhaps an opportunity for a fantastic kitchen living space if the extension was converted to one large room.



- Three bedrooms
- Two reception rooms
- Large garden
- Rear vehicle access and front driveway
- EPC - C
- Council tax band - C





This three bedroom home offers a huge amount of potential with a large garden with rear vehicle access. The property is located in a residential area only 1.5 miles to the mainline station by foot. Close by are schools for all ages, local shops and River Wey. Guildford's vibrant town centre is a 33 minute walk (1.4 miles) according to Google.



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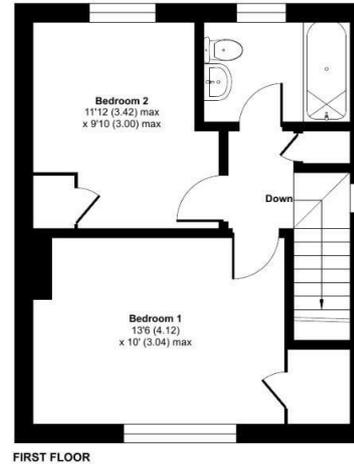
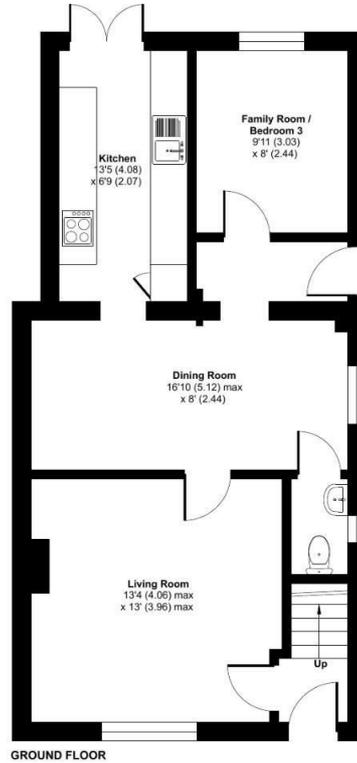
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Approximate Area = 952 sq ft / 88.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1429795



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