



13 Manor Crescent, Guildford GU2 9NF



COLLINS
Independent Estate Agent





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£459,950

Freehold

This semi detached three bedroom home is positioned at the foot of this very sought after cul de sac and features a stunning large private garden to the rear. There is obvious scope for enlargement to the side and rear subject to planning. Features include two separate receptions, double glazing and a large detached carport and driveway for several vehicles.



- Views to Downs and Cathedral
- Semi detached with Three bedrooms
- Two separate reception rooms
- Fitted kitchen
- Bathroom and separate WC
- Cloakroom and lobby
- Recent boiler and double glazing
- Large beautiful garden
- Driveway and carport
- EPC - E





Manor Crescent is a great place to live with a strong community atmosphere in the road. Local shops on Woodbridge Hill are a short walk and for the commuter the mainline station is 1.3 miles by foot. The property offers tremendous potential for enlargement, STP, making this a good place to buy for the growing family.



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

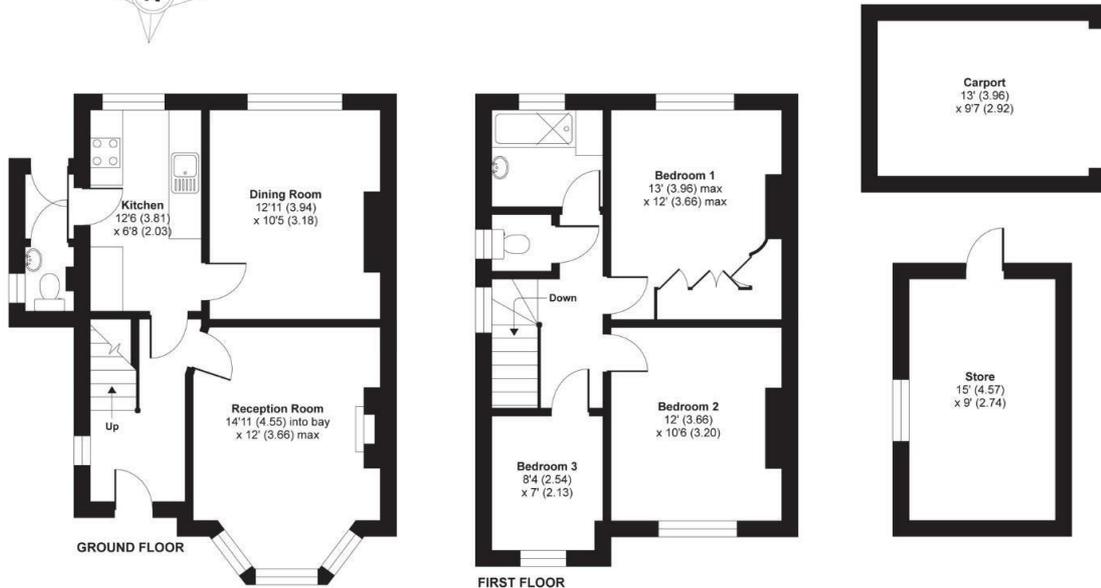
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APPROX. GROSS INTERNAL FLOOR AREA 966 SQ FT 89.7 SQ METRES (EXCLUDES CARPORT & STORE)



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