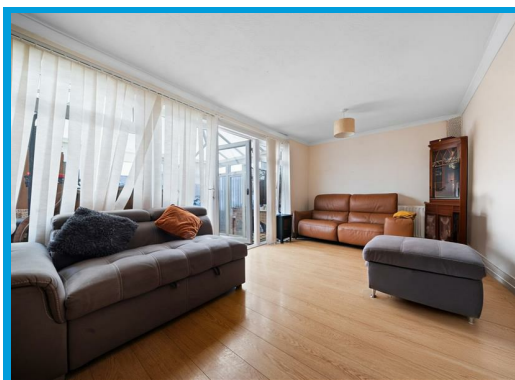
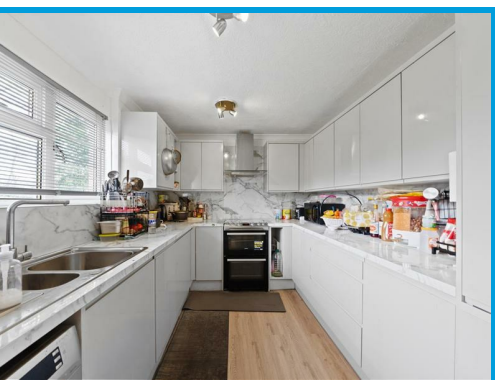




Robin Way, Guildford, GU2 9QR

Guide Price £415,000

Located in a sought after residential location within easy access to Guildford town centre & mainline station, this three bedroom family home offers excellent accommodation within a quiet neighbourhood with the benefit of an easy to maintain garden and a garage.





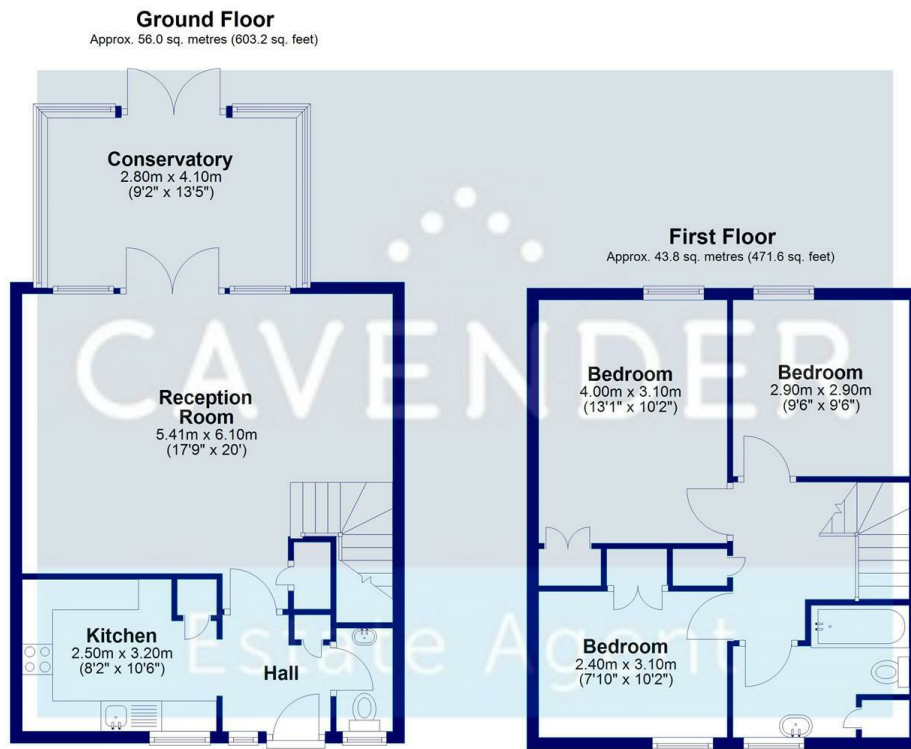
# Description

Tucked away in a quiet residential development, this three bedroom family home offers well presented accommodation moments from local shops and main bus routes.

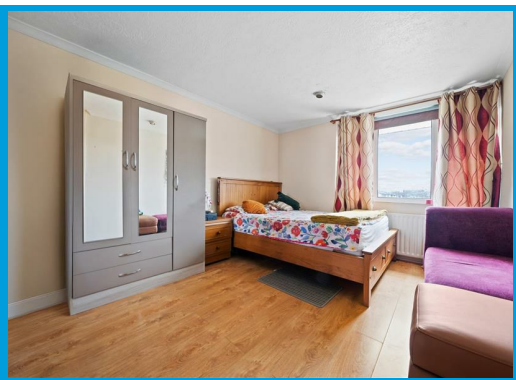
On the ground floor the accommodation comprises an entrance hall, with the kitchen to the left, leading to a large lounge/dining room with doors to the rear garden. On the first floor the property boasts two large bedrooms with built in wardrobes, a large single bedroom and a bathroom with shower.

Further benefits include an easy to maintain garden and a garage.

There is ample on street parking and the locals shops are only moments away. There is excellent bus routes serving the local area and Guildford town centre, Surrey University & Guildford mainline station are all within easy access.



Total area: approx. 99.9 sq. metres (1074.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

