



Mandeville Close, Guildford, GU2 9YA

Asking Price £520,000

A beautifully presented three-bedroom home in a quiet Guildford cul-de-sac, featuring a modern interior, private driveway, and a landscaped rear garden with a stylish decking area.



Description

Tucked away in a quiet and sought-after cul-de-sac, is this beautifully presented three-bedroom home offering comfort, style, and superb outdoor space. Ideally located within easy reach of Guildford town centre, local schools, and excellent transport links, this property is perfect for families, first-time buyers, or investors.

Inside, the home features a bright and spacious living room, a modern fitted kitchen with ample storage, and a dining area that opens directly onto the rear garden. Upstairs offers two generous double bedrooms, a third single bedroom, and a sleek, contemporary family bathroom.

One of the standout features of this home is the beautifully landscaped rear garden, designed for both relaxation and entertaining. With a smartly finished decking area, it provides the ideal spot for al fresco dining, summer gatherings, or simply enjoying the peaceful surroundings.

Further benefits include a private driveway and garage.



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			
Not energy efficient - higher running costs	(1-20) G		
EU Directive 2002/91/EC		59	

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

