



Worplesdon Road, Guildford, Surrey GU2 9RT

Asking Price £580,000

A detached three bedroom family home with off street parking and a garage, well presented throughout close to local amenities and good schools.



## Description

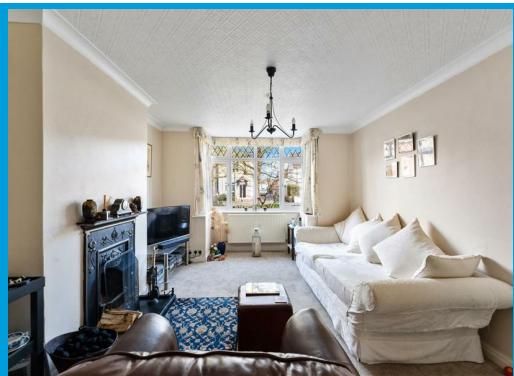
Located close to good schools and local amenities, this well presented south-westerly facing detached home, set back slightly from the road with off street parking and direct access to the park behind.

Enter the property through a small porch into the hallway, with access to all rooms including the downstairs WC. Downstairs there is a good sized bright living room with a bay window and character fire place. Moving towards the rear of the property opens into a separate dining room and further on to the modern fitted kitchen breakfast room.

The garden can be accessed through the sliding patio doors or through the utility room and boasts a large patio area for entertaining, purpose built pergola and lawned garden with council approved direct access to the park behind.

Upstairs offers two good sized bedrooms both with built in storage, a further bedroom and family bathroom with a separate shower cubicle. All rooms are naturally light and airy and are neutrally decorated.

Further benefits include off street parking for up to two cars and a secure integrated garage with electric roller shutter.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(81-91) B	60
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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