



Clayhanger, Guildford, Surrey GU4 7XT

Asking Price £465,000

Located in a quiet cul de sac in a highly popular location within the catchment of top local schools, this beautifully presented two double bedroom house boasts two bathrooms and allocated parking.



Description

Beautifully presented, recently built two double bedroom house positioned within a quiet cul de sac location on a private road.

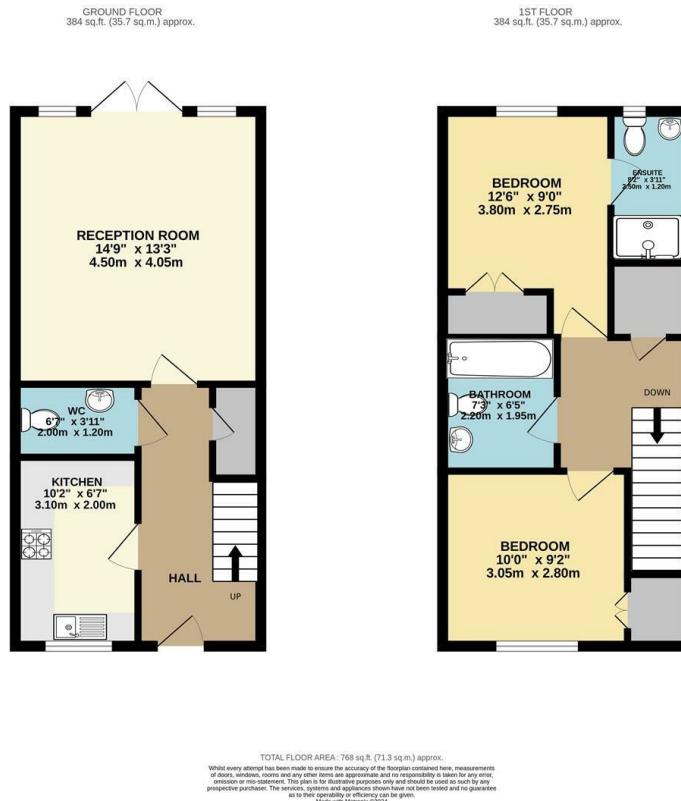
The ground floor comprises an entrance hall, modern kitchen with integral appliances, cloakroom, large lounge leading to the garden and a large storage cupboard.

Upstairs the property comprises two large double bedrooms with ample built in storage, an en suite to the master bedroom and an additional family bathroom with shower.

The property further features a lawned garden with a patio and its own shed and allocated parking.

This beautifully presented house has been built to an exceptional standard and features the latest technology to ensure high energy efficiency and therefore reducing energy bills.

The property sits within the catchment area of top local schools and both the A3 and Guildford town centre are within very easy access.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	89
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(81-91) B	89
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

