



## Guildford

Price £699,950

Set within a new and exclusive development, this three-bedroom, two-bathroom end-of-terrace townhouse is conveniently tucked away in the centre of Guildford within a short stroll of the High Street and both train stations. Please call now for more information 01483 440800

CGI and internal images are for indicative purposes only.



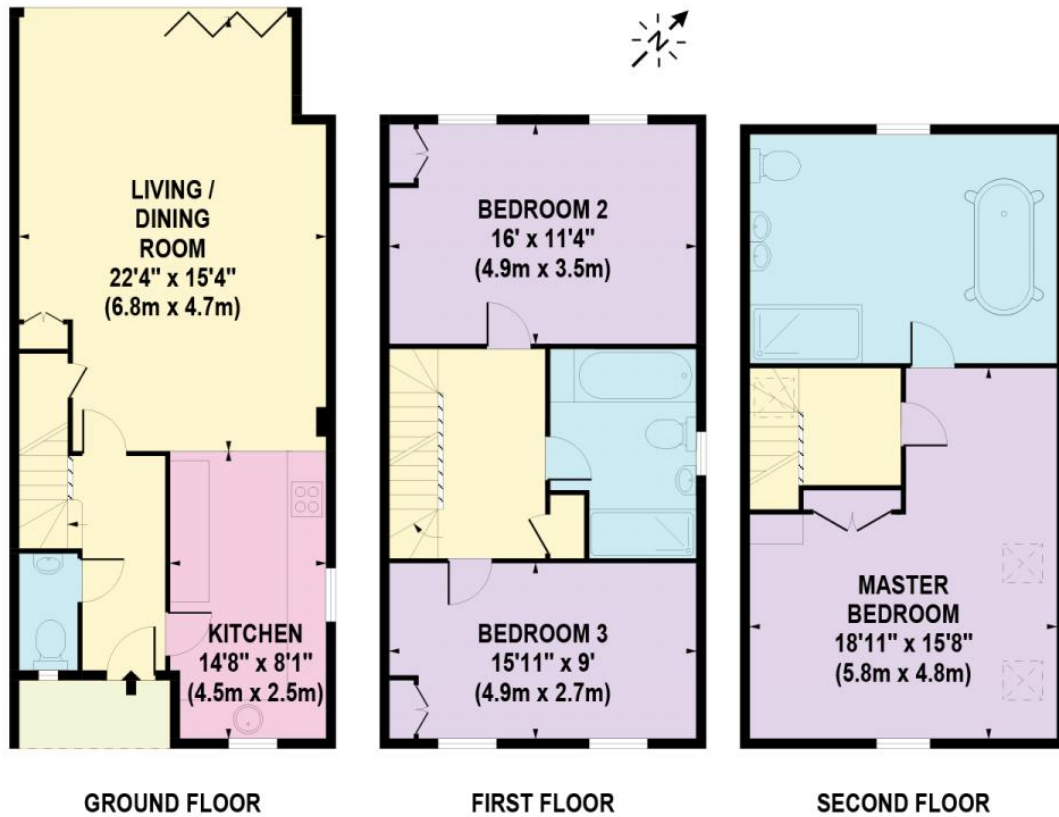
Plot 3 - End of terrace house with accommodation arranged across three floors, three good sized bedrooms with the master en-suite occupying the top floor, spacious lounge/dining area has patio doors overlooking the turfed garden, the designer kitchens are fully fitted with integrated appliances and there is a downstairs cloakroom. These new homes are perfect for family life; ideally situated in Guildford's town centre within a short stroll of the High Street, both train stations and well located for excellent local schooling.

\* Estimated Service/Maintenance Charges for Private Development: £795.83 per annum

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- Bespoke Beckermann kitchen with Silestone Quartz stone worktops
- Integrated Siemens appliances
- Villeroy and Boch Sanitary Ware
- Ceramic Tiles to bathroom, Berber loop carpets to bedroom

# Floorplan



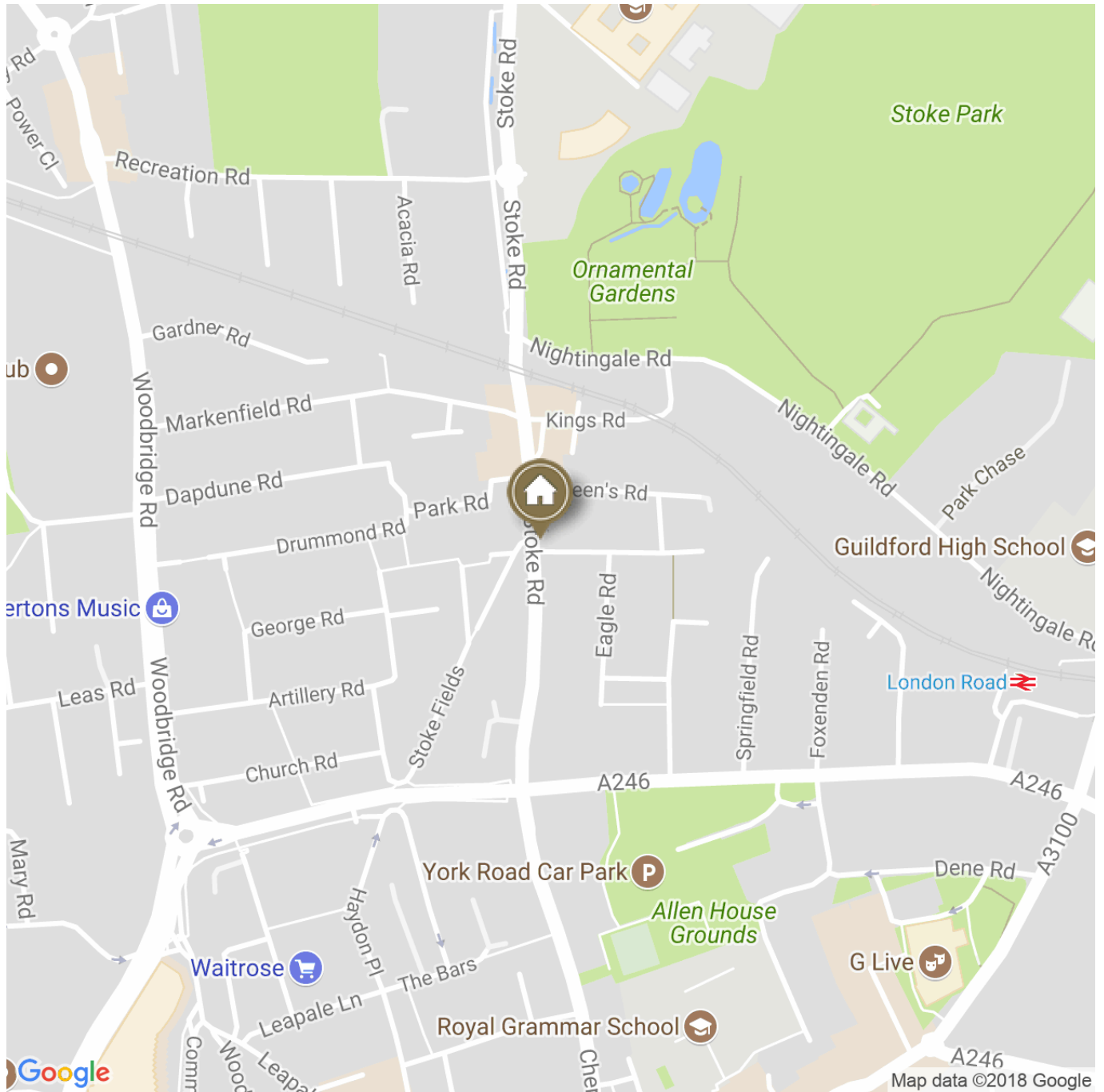
**APPROX. GROSS INTERNAL FLOOR AREA 1528 SQ FT / 142 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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## Directions

Guildford town centre is renowned for its excellent shopping plus offering a comprehensive range of social, recreational and educational facilities. The mainline station offers a commuter service to London Waterloo in approx. 38 minutes and London Road station is also nearby, whilst the A3 provides access to the South Coast and the M25 into central London and International airports. Guildford is a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty.



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and

none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.