

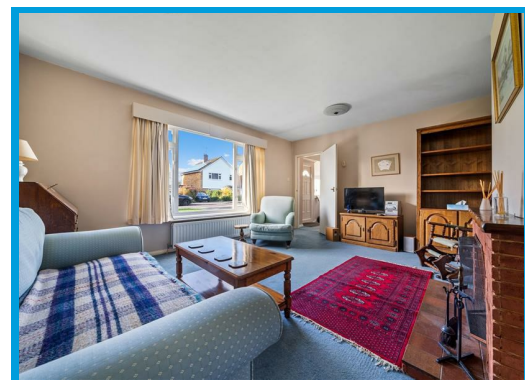
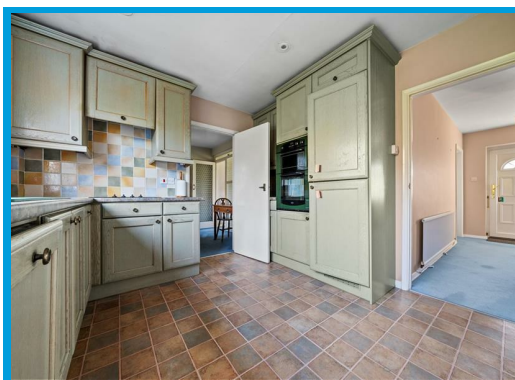


Bracken Way, Guildford, GU3 3AN

Asking Price £650,000

****NO CHAIN****

Located in a highly popular, quiet residential cul de sac within easy access to Guildford town centre and close to popular local schools, this three bedroom detached house offers spacious accommodation with huge scope to extend (subject to planning permission) and modernise.



Description

****NO CHAIN****

Offering great scope to modernise and extend (subject to planning permission), this spacious three bedroom detached house is positioned in a quiet residential cul de sac and is within a short distance to several popular local schools.

The ground floor accommodation comprises a spacious entrance hall leading through to the lounge which features a fireplace and leads through to the dining room providing access to the garden and the kitchen, a utility room and downstairs cloakroom. There is also access to the garage from the utility room.

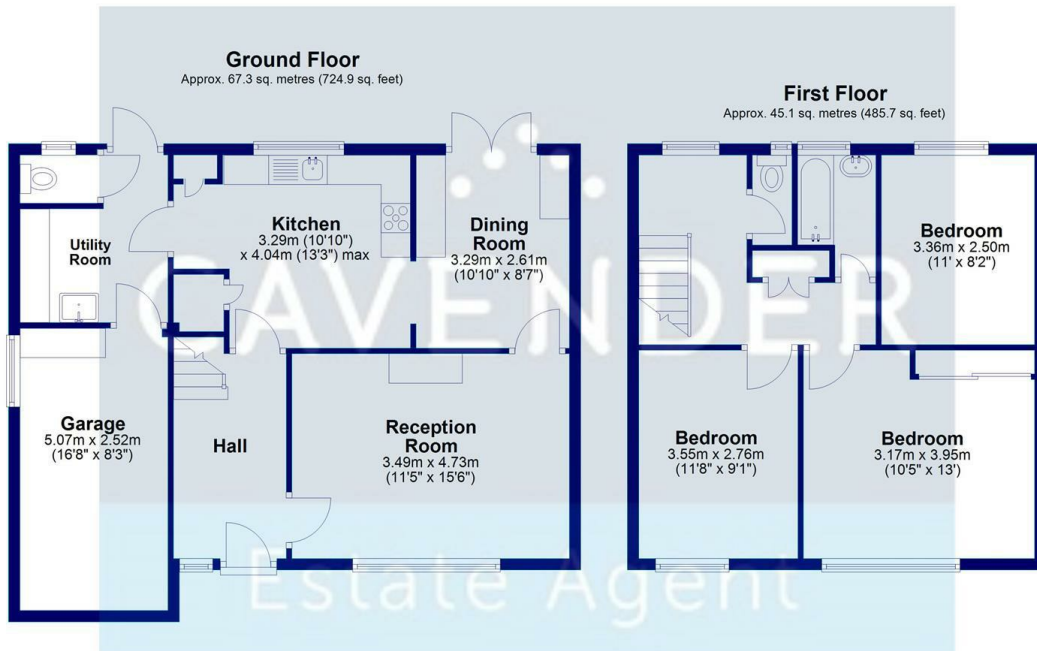
On the first floor, the property boasts a large master bedroom with built in wardrobes, two smaller double rooms, a bathroom and separate WC.

To the rear of the property there is a private, fence enclosed garden featuring a patio and lawn.

Further benefits include a garage and off street parking for two cars.

Local shops and amenities include a butchers, chemist, take away outlets and a supermarket. The nearby bus stops service Guildford town centre routinely with large supermarkets only a short distance away.

Several nearby houses have extended over recent years, highlighting the huge potential this property has.



Total area: approx. 112.5 sq. metres (1210.6 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	
1-10 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(60-80) 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

