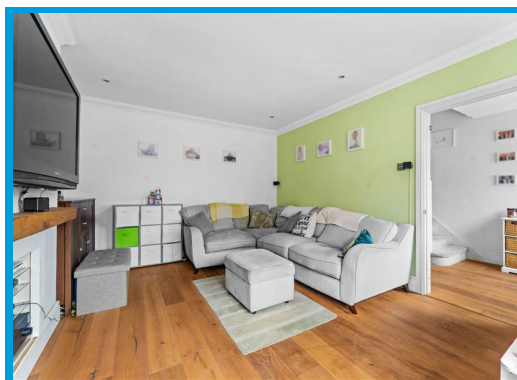
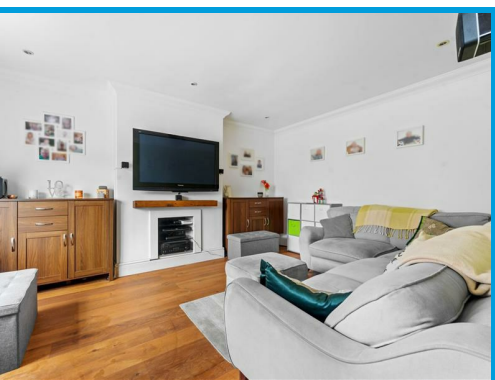




Percy Road, Guildford, GU2 9PA

Guide Price £499,950

A beautifully presented three bedroom semi-detached house located in a quiet residential location within easy reach to the Royal Surrey Hospital and St Josephs School.





# Description

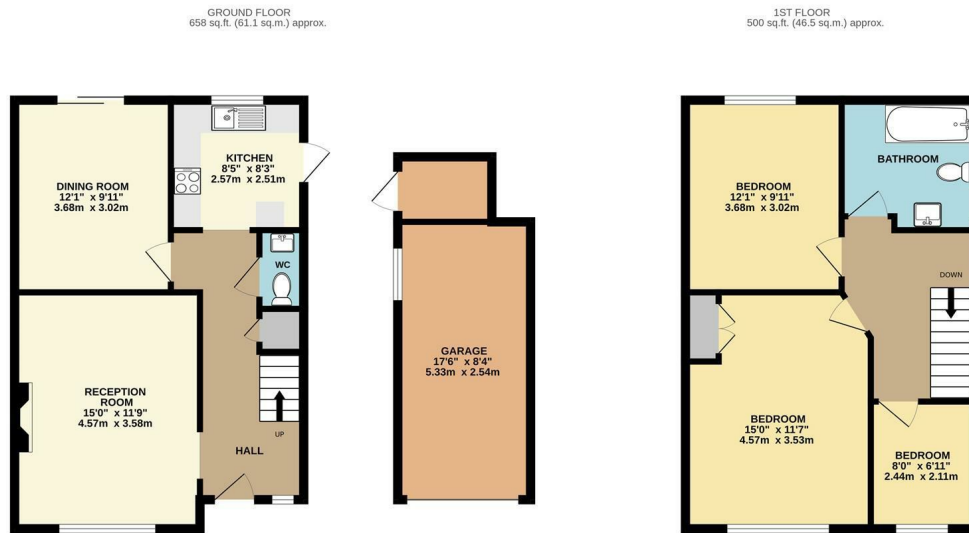
A beautifully presented three bedroom semi detached house located in a quiet and popular residential area. The property is located moments from local amenities and well-regarded local schools while Guildford town centre is within easy reach. Guildford's mainline station with direct trains into London Waterloo is also within easy reach.

The ground floor comprises of an entrance hall leading to a large lounge, a separate dining room with patio doors leading to the garden, a cloakroom and a modern kitchen with a door providing access to outside.

Upstairs, there is a large master bedroom with built in storage, two additional good sized rooms and a family bathroom.

Further benefits include off street parking, garage and a large private garden.

There is also scope to extend, subject to usual planning permission.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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