



ESTATE AGENTS



The Crescent, Guildford, Surrey, GU2 8AL

Asking Price £685,000

# The Crescent, Guildford, Surrey, GU2 8AL

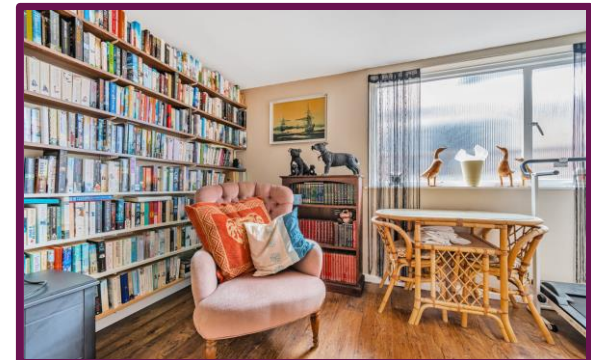
Situated in a cul-de-sac, this large detached family home is located in the residential area of Stoughton and is well presented throughout.

As you enter the property, you are greeted by the hallway with stairs to the first floor. To the left is the spacious living room with a fireplace and window overlooking the front. The adjacent kitchen features a range of units and window enjoying views of the garden. There is also space for a dining table and doors to the conservatory. The ground floor also benefits from downstairs wc and separate dining room with doors to the garden.

The first floor offer three bedrooms, with all three benefiting from built in wardrobes. The family bathroom comprises wc, wash hand basin and bath.

To the front of the property is driveway parking and garage. The rear garden is well maintained with a patio area and level lawn.

- Detached House
- Three Bedrooms
- Downstairs WC
- Driveway Parking
- Garage
- Conservatory
- Garden
- Council Tax Band: E



# Floorplan

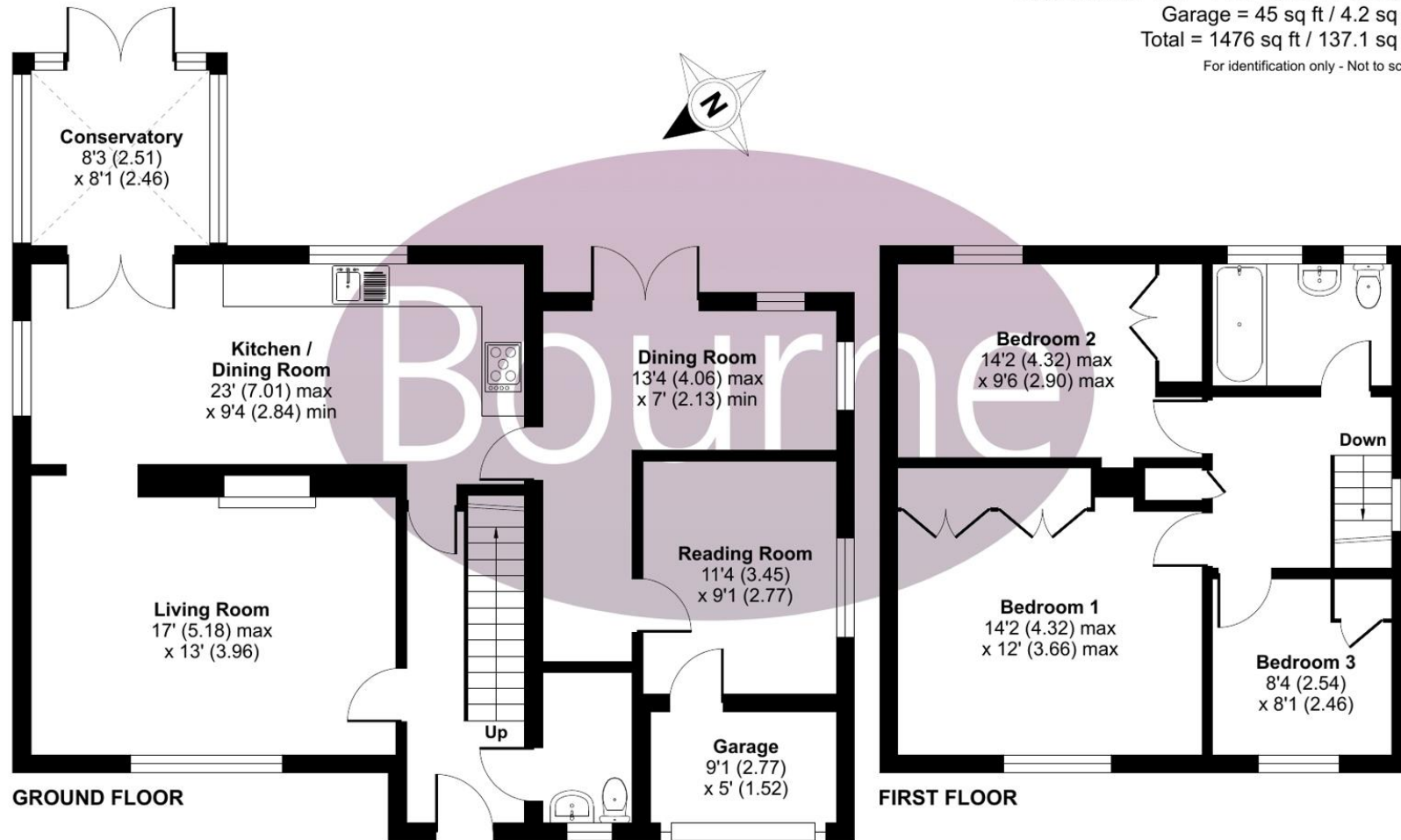
## The Crescent, Guildford, GU2

Approximate Area = 1431 sq ft / 132.9 sq m

Garage = 45 sq ft / 4.2 sq m

Total = 1476 sq ft / 137.1 sq m

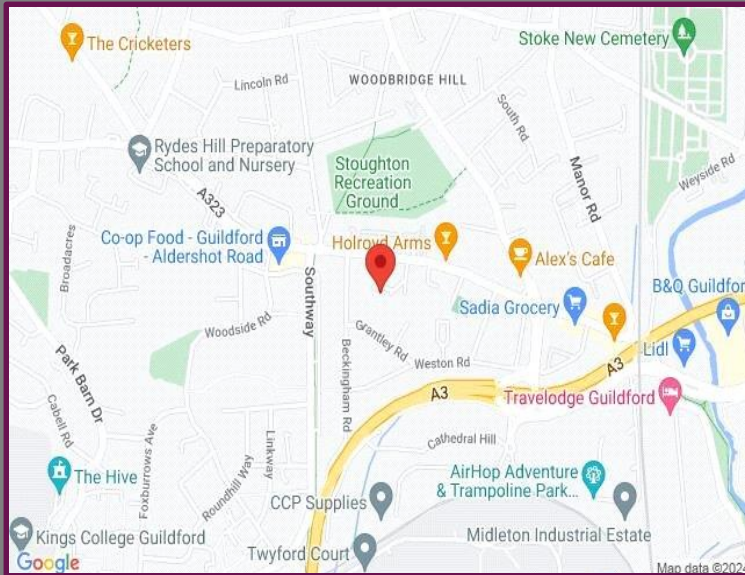
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1146308

# Location

The property is located in the residential area of Stoughton within a short drive of Guildford town centre and mainline station. The A3 is easily accessible giving access to the South Coast and London with links to the M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**GUILDFORD:** 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: [guildford@bourneestateagents.com](mailto:guildford@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)