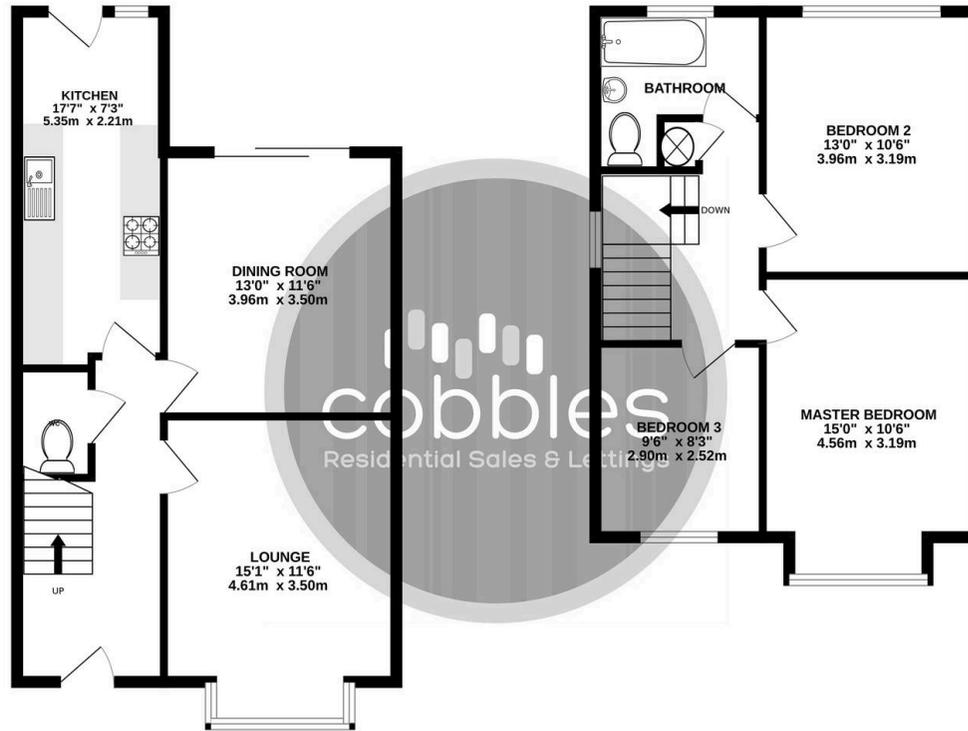




GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 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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## Worplesdon Road

Guildford, Guildford

Chain free three bedroom detached house with two reception rooms, kitchen, WC, long private garden, garage, off-road parking. Proven rental appeal. Scope for modernisation.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Detached House
- Off Road Parking
- Private Garden
- Garage
- Chain Free
- Two Reception Rooms

