



INDEPENDENT PROPERTY AGENTS

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...time is precious. Let's not waste it!

St. Albans Close, Guildford, GU3

Guide Price £425,000





 Newly refurbished throughout

· Quiet cul-de-sac

 Within easy reach of Guildford

Gas central heating

 Lutron smart lighting system on ground floor

Private front and rear garden
 Downstairs W/C

Lutron smart lighting system
 on ground floor

 Open plan kitchen with breakfast bar and built in appliances





Located in a quiet cul-de-sac, this beautifully refurbished three-bedroom mid-terrace home offers modern living in a peaceful setting. On the ground floor, you'll find a spacious double reception room that flows into a contemporary kitchen featuring built-in appliances and a large breakfast bar. A downstairs WC, porch, and a handy storage cupboard in the hallway. Upstairs, the property boasts three well-proportioned bedrooms (two with built-in storage) along with a stylish family bathroom. Externally, the property enjoys a landscaped front garden and a charming rear garden with a patio and decking area, perfect for outdoor dining and relaxation.

Wood Street Village offers a community feel with a green, pond, local pub, shop, and infant school, along with Surrey's last surviving maypole. Guildford town centre is nearby with shops, dining, and excellent transport links, including the A3 and fast trains to London Waterloo.

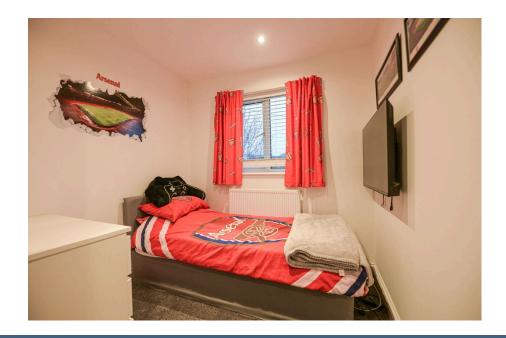












St. Albans Close, Guildford, GU3 3DQ

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1157607)

	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80)	71	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		



If your property is on the market with another agent, please check your terms of business to avoid paying two commissions. PACEY WINGENT DICKSON PROPERTY PARTNERSHIP LTD. Registered Office, Station House, Station Approach, East Horsley, KT24 6QX. Registration No. 15446136 (England).



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