



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Parkfield House, Guildford, GU1 1TS

Offers Over £335,000

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- Chain free
- Two bedrooms with underfloor heating
- Underground gated parking
- Direct access to patio and communal gardens
- Easy access to A3/A25
- Ground floor apartment
- Two bathrooms with underfloor heating
- Open plan living
- Superb location just across from Stoke Park
- Within easy reach of Guildford town centre and train stations



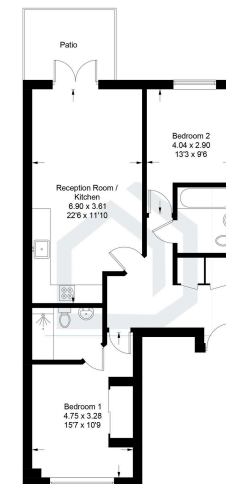
****NO ONWARD CHAIN**** Presented in excellent decorative order, this superb two-bedroom ground floor flat offers a contemporary living experience. Situated in an exclusive development directly opposite Stoke Park, the flat enjoys a prime location just a short walk from Guildford town centre. London Road train station is also conveniently close, providing excellent transport links to London and beyond. The property boasts an open-plan living and dining area, ideal for both entertaining and relaxing, with direct access to a private patio and the beautifully maintained communal gardens, offering a peaceful retreat. The main bedroom benefits from an ensuite bathroom, while a second, well-appointed bathroom serves the second bedroom and guests. Additionally, the flat comes with secure, gated underground parking, ensuring peace of mind and convenience. This property offers an exceptional blend of modern living, privacy, and location, making it a truly standout home.





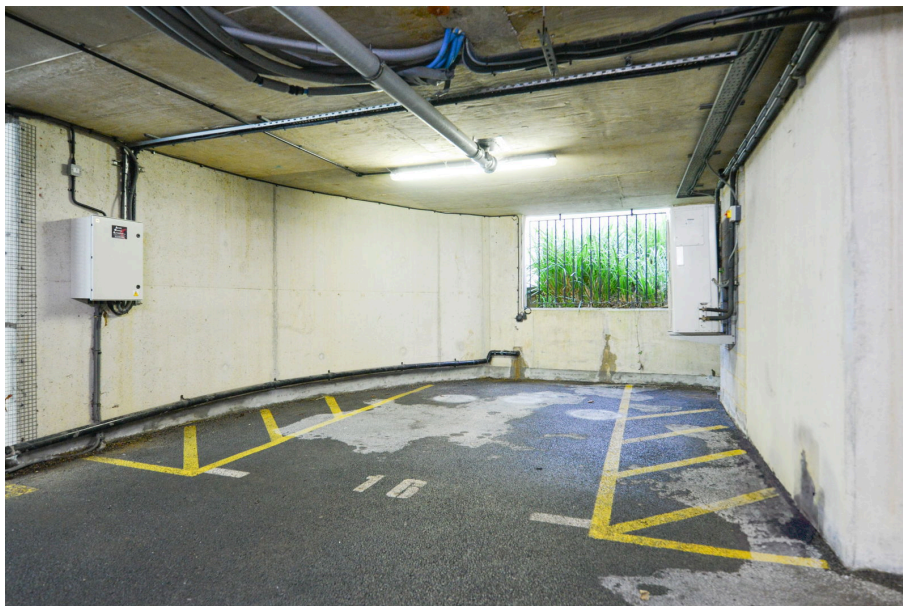
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Approximate Gross Internal Area = 68.0 sq m / 731 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtate.co © (01161250)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	