



**Pacey  
Wingent  
Dickson.**

INDEPENDENT PROPERTY AGENTS

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

## New Cross Road, Guildford, GU2

Offers Over £465,000

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- No onward chain
- Three bedrooms
- Potential to extend STPP
- Semi-detached
- Close to amenities and good schools
- Victorian Cottage
- Large rear garden
- Bright spacious rooms
- Cul-de-sac location
- Easy access to A3,A31,A25,M25



**\*\*\*CHAIN FREE\*\*\*** Situated in a peaceful no through road, this delightful three bedroom semi-detached Victorian cottage combines period features with modern living. The ground floor features two spacious reception rooms, a downstairs W/C, open-plan kitchen, utility space, and a bathroom. The property benefits from off-street parking to the front and a large rear garden. Upstairs, you'll find three well-proportioned bedrooms. The spacious master bedroom is filled with natural light, offering a peaceful retreat. The two additional bedrooms are also generous in size. This lovely home is ideally located close to local amenities, including shops, parks, and highly regarded schools. Guildford town centre is just a short drive away, offering a range of shops, restaurants, and entertainment options. For commuters, the property provides easy access to the A3, A31, and M25, ensuring a quick and efficient connection to London and beyond.





New Cross Road, Guildford,  
GU2 9NS

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft

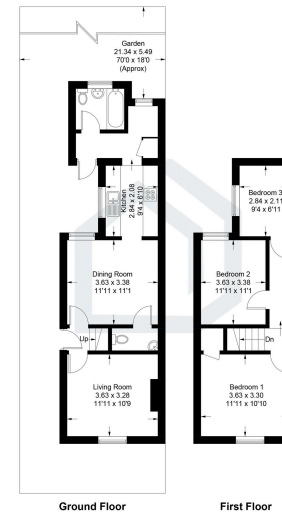


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