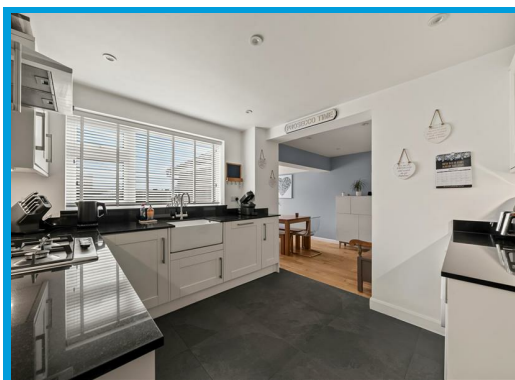
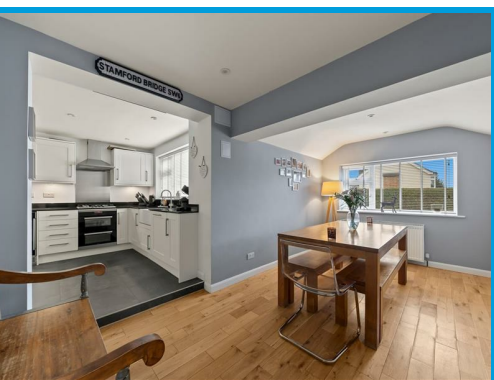




New Cross Road, Guildford, Surrey GU2 9NS

Asking Price £575,000

**\*\*PLANNING PERMISSION GRANTED\*\*** Located in a quiet residential cul de sac within easy access to Guildford town centre and mainline station, this three bedroom detached house is presented in excellent order throughout and boasts 3 off street parking spaces.



# Description

**\*\*PLANNING PERMISSION GRANTED\*\*** Having been modernised and extended by the current owners, this three bedroom detached house boasts spacious accommodation in a highly convenient location.

The property is set back from the road and the accommodation comprises an entrance hall, a modern kitchen with integrated appliances, an open plan dining room, a good size lounge with double doors to the garden and an open fireplace (currently being used with a log burner), and a downstairs cloakroom.

Upstairs, the property boasts a double access master bedroom, a further double bedroom, a large single bedroom and a bathroom with separate shower cubicle.

The property has been extended and modernised by the current owners and features solid oak wood flooring throughout the communal areas.

To the rear of the property there is a fully enclosed garden with large patio, ideal for entertaining.

To the front of the property is off street parking for 3 cars.

The property is positioned in a quiet cul de sac with the convenience of a Sainsburys local and large Recreation ground within a few minutes walk.

Guildford town centre, Guildford mainline station and A3 access is all within a short distance.

PLANNING PERMISSION has been granted to extend the property to make this a large 3 bedroom, 2 bathroom house, whilst also extending the kitchen and dining room without losing any of the parking. Full details can be found here- [https://publicaccess.guildford.gov.uk/online-applications/applicationDetails.do?keyVal=\\_GUILD\\_DCAPR\\_211330&activeTab=summary](https://publicaccess.guildford.gov.uk/online-applications/applicationDetails.do?keyVal=_GUILD_DCAPR_211330&activeTab=summary)

\*Please be aware that one of the Directors of Cavender Estate Agent has a personal interest in this property\*



Total area: approx. 89.1 sq. metres (958.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not energy efficient - higher running costs	<b>G</b>		
<b>England &amp; Wales</b>		70	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	<b>G</b>		
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

