



A bright and spacious two bedroom apartment

Shawfields, 41 Cranley Road, Guildford, Surrey, GU1 2JE

Leasehold



Double aspect reception room • Superb location • Kitchen • Two bedrooms • Two bathrooms (one en suite) • Two allocated parking spaces • Garage • Communal gardens

Local information

The property is conveniently placed for Guildford town centre and the mainline station. Guildford is ideally located for commuters, lying between London and the south coast, both can be accessed via the A3, which also provides excellent access to Gatwick and Heathrow airports. Guildford mainline station has fast trains to London Waterloo from around 34 minutes. There are an enviable selection of shops and a variety of entertainments including bars, restaurants, theatres, a cinema and a leisure centre.

About this property

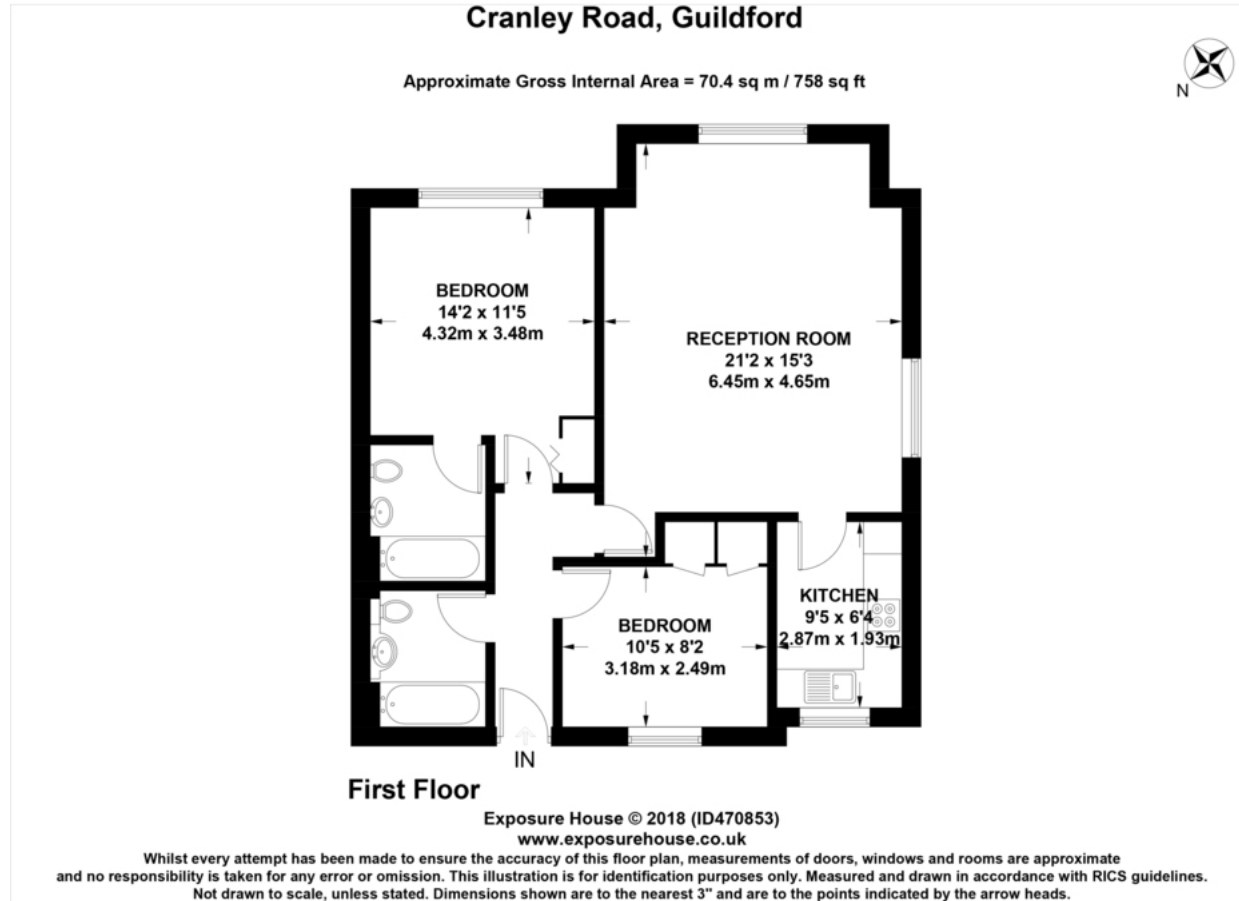
Situated on a quiet residential road, within a mile of the town centre and 0.7 miles of London Road station. Accommodation comprises a dual aspect generously sized living room with ample space for dining and a separate fully fitted kitchen. There is a principal bedroom with en suite bathroom, a further double bedroom and a family bathroom. There is additional storage and a useful hallway area to the front of the property. The property comes with one allocated parking space, a garage and access to communal gardens.

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Gross internal area (approx) 758 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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