



# A spacious town house set in a popular location

3 Newlands Crescent, Guildford, Surrey, GU1 3JS

Freehold



2 reception rooms • 5 double bedrooms • 3 bathrooms (2 en suite) • Patio and garden • Garage and off street parking

**Local information**

Guildford is ideally located for commuters, lying between London and the south coast, both can be accessed via the A3. Guildford mainline station has fast trains to London/ Waterloo and London Road station is nearby. There are an enviable selection of shops and a variety of entertainments including bars, restaurants, theatres, cinema and leisure centre.

**About this property**

The ground floor accommodation comprises kitchen/dining room with adjoining utility room, a conservatory, cloakroom and access to the garage. On the first floor, the principal reception room is front facing with a balcony. There are two double bedrooms and a family bathroom on this floor. Four further double bedrooms can be found on the second and third floors with the principal bedroom having fitted wardrobes and en suite bathroom.

To the front of the property are two off street parking spaces with a further visitors space opposite the crescent.

Photographs taken June 2017.

**3 Newlands Crescent, Guildford, Surrey, GU1 3JS**  
**Gross internal area (approx) 2635 sq ft**



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**Newlands Crescent, Guildford**

Approximate Gross Internal Area = 244.8 sq m / 2635 sq ft  
 (Excluding Store)



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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