

SUMMARY

- 2 Double Bedrooms
- Semi-Detached House
- Re-furbished Throughout
- South-West Facing Garden
- Modern Finish
- Large Garden
- Option of Garage
- EPC Rating TBC



DESCRIPTION

A stunning property situated in a fantastic location of Guildford within easy access to A3 offering great transport links, local schools and great amenities. The property has been completely modernised throughout by the current owners who moved in 2011. The property offers stunning open plan living downstairs from front to rear. It's separated into 3 living spaces, a cosy sitting room with an exposed brickwork fireplace, through to your kitchen/dining area offering a modern fitted kitchen and plenty of room for large dining table with bi-folding doors out from a snug area to a beautiful south-west facing garden with wrap around decking and grass with a log store and shed to the rear of the garden. The house has two double bedrooms, the master with fitted wardrobes and a rear aspect. The property has the added benefit of a utility room, and modernised bathroom with a fitted shower over the bath. The refurbishments include a complete re-wire with LED lights fitted throughout, a newly fitted condensing Worcester boiler and new radiators. The property has the option to come with a garage close by that can be separately negotiated between vendor and purchaser.



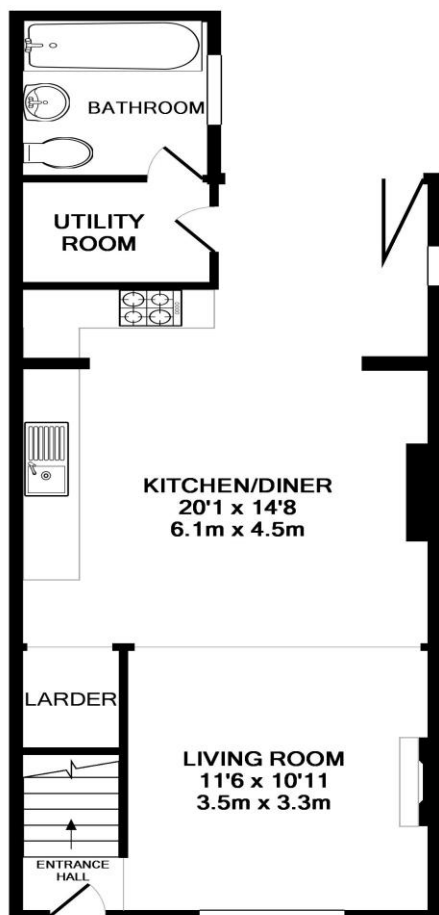


LOCATION

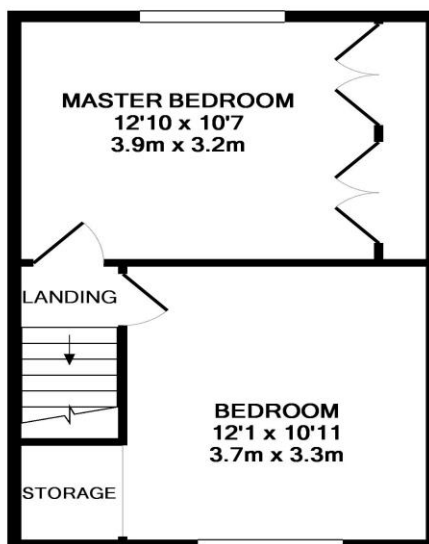
This Property is set in a great area within Guildford on the Stoughton Road, this location offers fantastic transport links, your in easy reach of both the north and southbound A3. Just 1.7 Miles from Guildford train Station which offers a direct route to London Waterloo in under 35 Minutes. There are good local amenities and great local Schools.



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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