

SUMMARY

- 2 Bedroom House
- Newly Refurbished Throughout
- Fully Fitted Kitchen
- Brand New Bathroom
- Private Garden
- Private Parking
- Downstairs Cloakroom
- EPC Rating TBC



DESCRIPTION

We are pleased to present this brilliant opportunity to purchase a totally refurbished property in a popular area of Guildford. The house has completely been remodelled throughout. As you enter the property there is a light open living room with an open plan fitted kitchen. From the kitchen is a rear door leading to an enclosed private garden. Also downstairs is a cloakroom with a basin and WC. Upstairs offers two double bedrooms and modern family bathroom. Other benefits include off-street parking for two cars and local shops a short walk away.



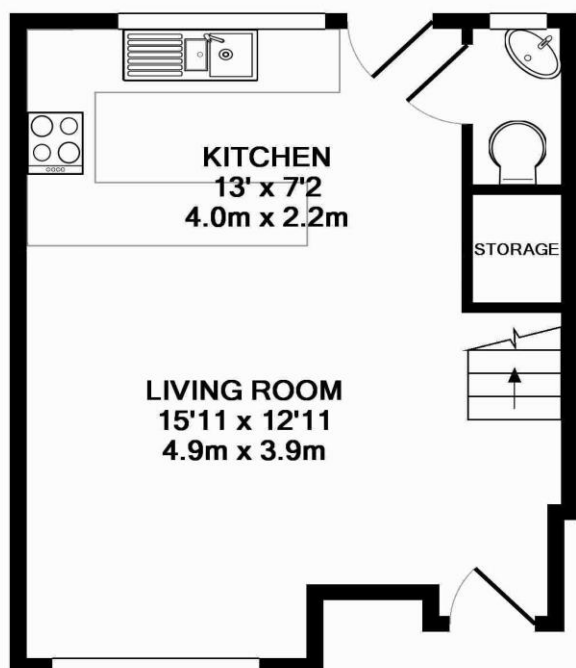


LOCATION

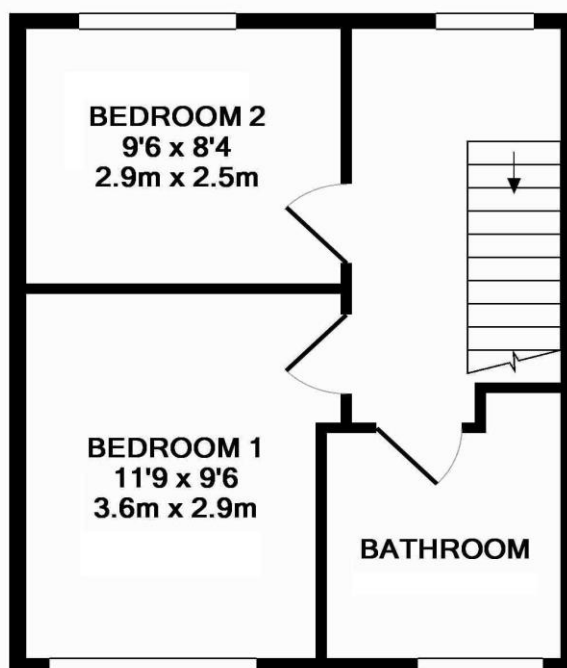
The property is well located on Hazel Avenue. The A3 is within approximately 1 mile and Guildford Town Centre and the main line Train Station are within 1.5 miles of the house. There are also many popular schools in the local area.



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.0 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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