

SUMMARY

- 2 Double Bedrooms
- Newly Fitted Bathroom
- South East Facing Garden
- Great local Amenities
- Good Transport Links
- EPC Rating D



DESCRIPTION

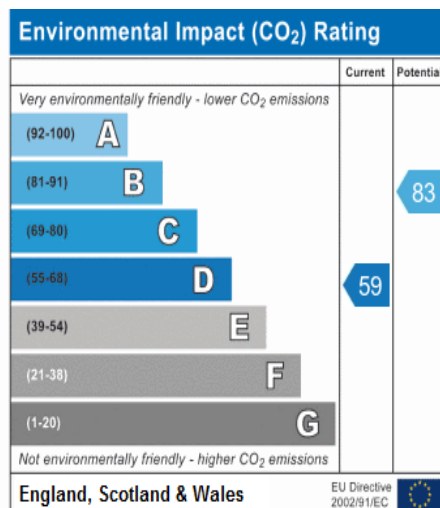
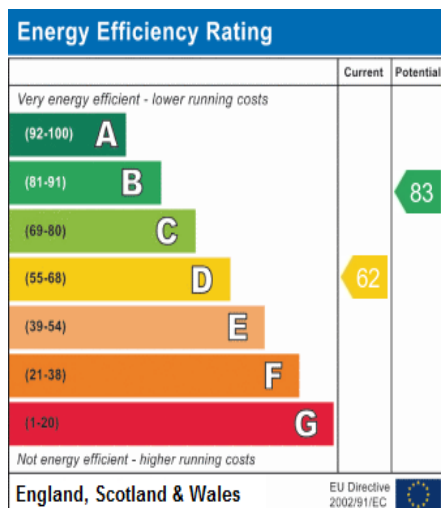
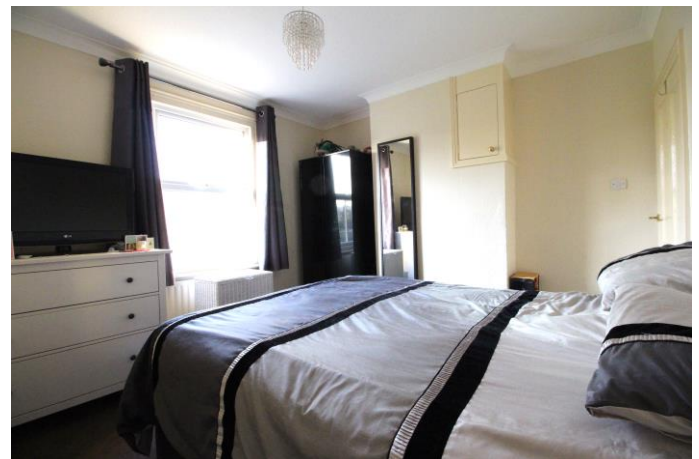
A lovely property perfect for first time buyers, offering charm and character, in a great setting looking over the local Green. The property consists of a good sized living room as well as a separate dining room great for entertaining, all rooms through the property have large windows giving the property a light and a spacious feel. Set off the dining room you have galley style kitchen with access to a quaint courtyard south facing garden, the current owners have part decked the garden which is a great sun spot in the summer. The bathroom has been recently modernised to a stylish white suite with the benefit of natural light. Upstairs you have two great sized double bedrooms both offering storage.



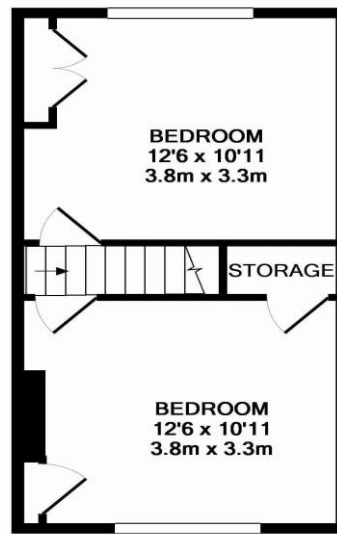
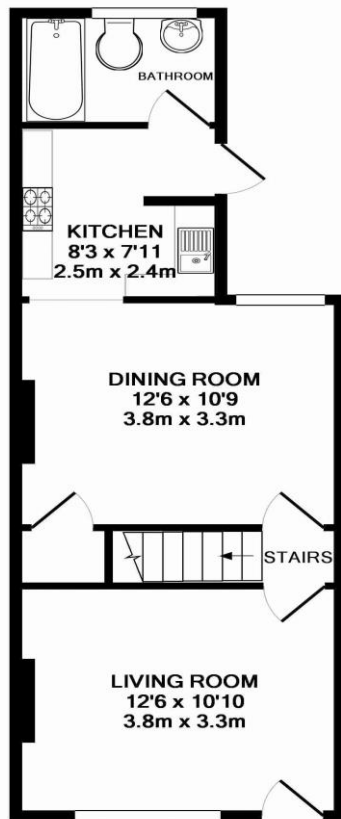


LOCATION

Set within a very popular area of Guildford the property is walking distance to great local amenities. It has access to fantastic bus routes and transport links its only 1.6 miles from Guildford main line station which has a direct route to London Waterloo in 35 minutes. Guildford is a beautiful town offering great shopping and a large choice of fantastic bars and restaurants.



FLOORPLAN



1ST FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.6 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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