



76 Grange Road, Guildford, Surrey. GU2 9QD

- 11 Solar Panels
- Detached
- Three Bedrooms
- Fantastic Conservatory
- Fitted Kitchen
- Living Room
- Wood Burning Stove
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden



PROPERTY DESCRIPTION

This well presented and conveniently located detached home comes to the market having undergone many improvements by the current owners. The ground floor offers a lovely fitted kitchen, living room complete with wood burning stove, fantastic conservatory, cloakroom and utility room whilst the first floor boasts three bedrooms and four piece bathroom suite. Further benefits include new roof in 2022, gas central heating, double glazing, solar panels in 2022, parking, side covered storage and a delightful rear garden. Local amenities are nearby, as are bus routes but to fully appreciate the accommodation viewings are highly recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Kitchen

Front aspect double glazed window, range of eye and base units, roll top surfaces, breakfast bar, tiled walls and floor, space for and fitted appliances.

Cloakroom

Low level w.c

Utility Room

Wall mounted units, roll top surfaces, part tiled walls, space for appliances.

Living Room

Wood burning stove, wood flooring, radiator, open to:

Conservatory

Double glazed windows and doors, tiled flooring, space to dine, further lounge area.

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator, feature fireplace (not in use)

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Wall mounted units, radiator

Bathroom

Lovely four piece consisting of free standing bath, shower unit, low level w.c, wash hand basin, tiled walls and floor.

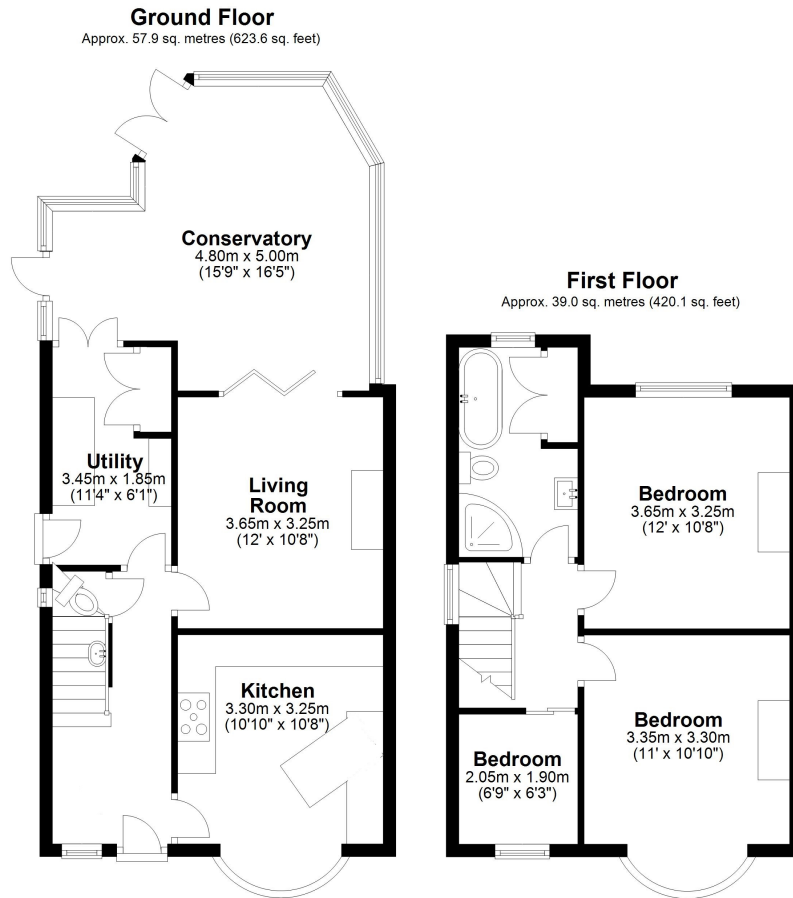
Outside

Garden

A lovely feature of this home, mainly laid to lawn, decked and patio area complete with Bar, Decked area with Solar panels, panel fencing. Off road parking to the front with a very useful store area running down along the house.



FLOORPLAN



Total area: approx. 97.0 sq. metres (1043.7 sq. feet)