



92 Shepherds Lane, Guildford, Surrey. GU2 9SW

- Detached
- Scope To Extend (STP)
- Must Be Seen
- Substantial Studio
- Lovely Rear Garden
- Immaculate Throughout
- Great Location In Rydes Hill
- Light & Spacious Reception Rooms
- Sizable Driveway (4 cars)
- Three Bedrooms



PROPERTY DESCRIPTION

Situated in the ever popular Rydes Hill area this extremely well presented detached home comes to the market offering further scope to extend (STP). The ground floor offers two well- proportioned separate reception rooms along with a spacious fitted kitchen whilst the first floor boasts three bedrooms, including two very spacious double rooms and a bright and airy bathroom. The landscaped front garden also offers a large driveway to accommodate four cars. The rear garden is beautifully presented, boasting a substantial studio with air conditioning.

Local amenities are nearby, along with good bus routes, plus both Guildford and Woking a short distance away but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect double glazed window, radiator, fitted cupboards

Kitchen

Rear aspect double glazed window range of eye and base level units built in and space for appliances, side aspect double glazed door

Dining Room

Rear aspect double glazed doors, radiator

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

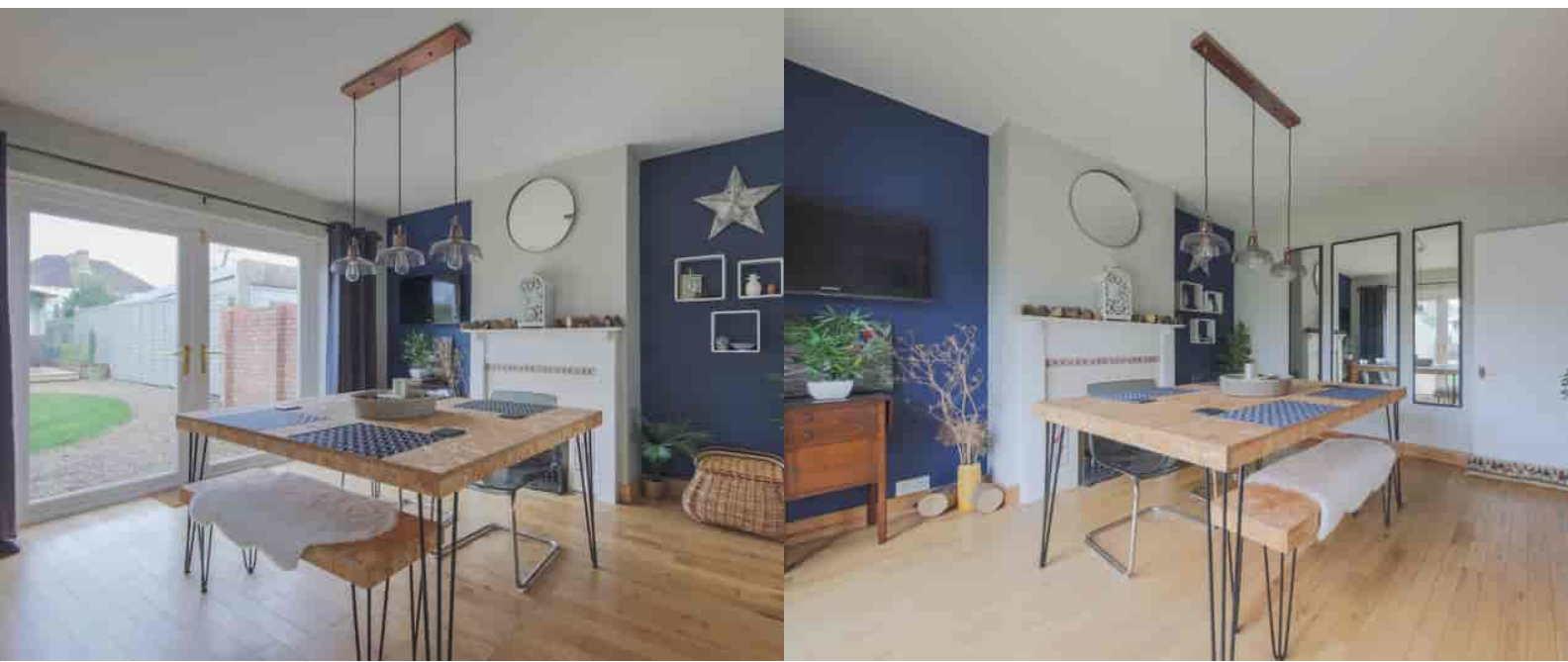
Bedroom

Front aspect double glazed window, radiator

Bathroom

Double glazed window, low level w.c, wash hand basin, panel enclosed bath, tiled walls.

Outside

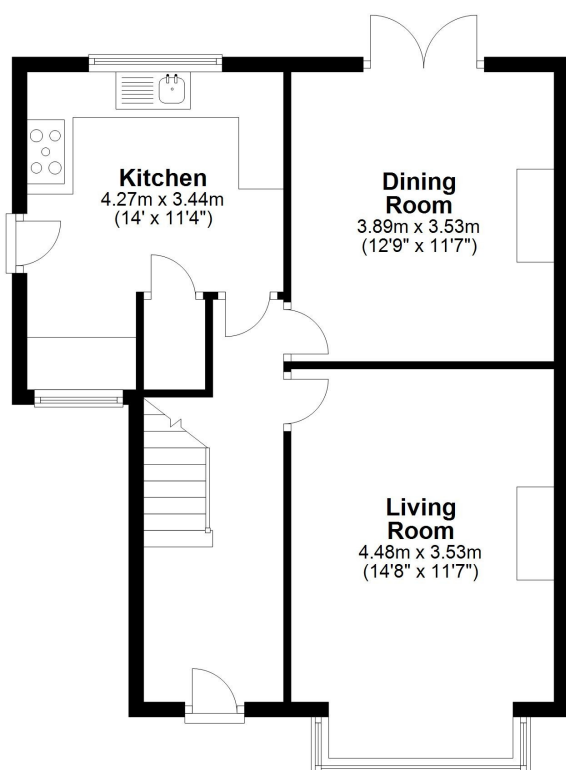


FLOORPLAN



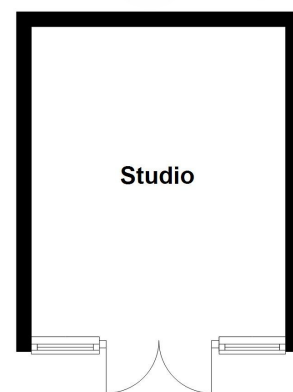
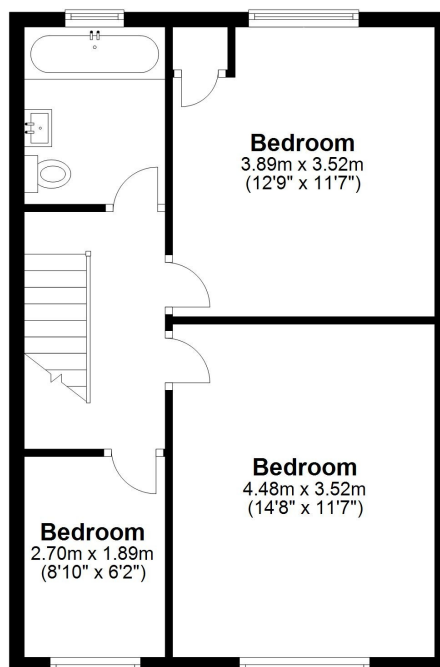
Ground Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



Total area: approx. 101.0 sq. metres (1086.6 sq. feet)

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