



57 Ardmore Avenue, Guildford, Surrey. GU2 9NJ

- Four Bedrooms
- Three Bathrooms
- Cloakroom/Shower Room
- Kitchen Breakfast Room
- Family Room
- Conservatory
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Parking



PROPERTY DESCRIPTION

This spacious detached home comes to the market offering versatile accommodation. The ground floor offers a generous lounge, family room, shower room, family room, conservatory, cloakroom, utility room, bedroom/reception room whilst the first floor boasts three substantial bedrooms one with en suite and family bathroom. Further benefits include gas central heating, double glazing, parking and enclosed rear garden. Local amenities are nearby as are bus routes into Guildford Town centre but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, door to:

Lounge

Front aspect double glazed window, radiator, door to:

Shower room

Currently not in use

Family Room

Rear aspect doors onto garden

Coservatory

Rear aspect doors.

Kitchen

Rear aspect doors, range of units, space to dine, roll top surfaces.

Cloakroom

Low level w.c, wash hand basin.

Utility Room

Space for appliances

Bedroom/Reception

Front aspect double glazed window, radiator

First Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, radiator, door to:

En Suite

Rear aspect window, low level w.c, wash hand basin, shower unit .

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Two front aspect double glazed windows, radiator

Bathroom

rear aspect window, panel enclosed bath, low level w.c, wash hand basin.

Outside

Garden

Mainly laid to astro turf, panel fencing, patio area, side access.

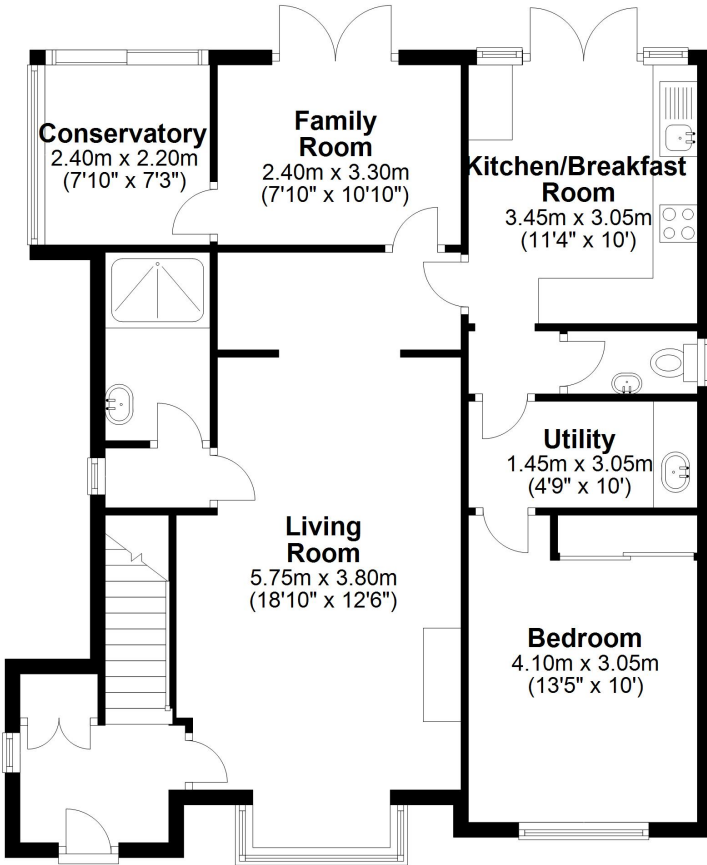


FLOORPLAN



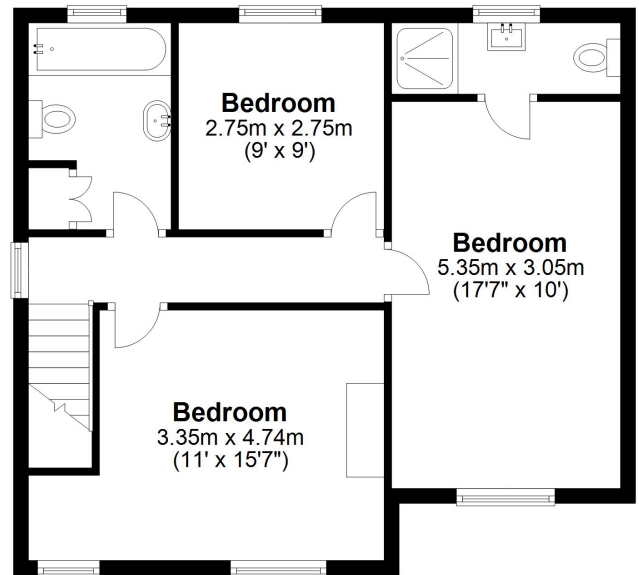
Ground Floor

Approx. 83.6 sq. metres (900.0 sq. feet)



First Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 137.8 sq. metres (1482.9 sq. feet)