



## 8 Maytree Close, Guildford, Surrey. GU1 1PJ

- Cul De Sac Setting
- Well Presented
- Scope To Extend (stp)
- Lovely Enclosed Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Useful Store Room
- Must Be Seen
- Utility Room



### PROPERTY DESCRIPTION

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Situated in a quite cul de sac location this well presented home comes to the market offering scope to extend (STP) The ground floor offers a separate lounge, dining room, fitted kitchen, store room and cloakroom whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, off road parking and a truly lovely garden complete with composite decking and a comprehensive garden room with potential to be a home office. Local amenities are nearby as are bus routes but to fully appreciate the accommodation and setting viewings are highly recommended.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Lounge

Front aspect double glazed window, feature fireplace, radiator, door to:

#### Dining Room

Rear aspect double glazed doors leading to garden, radiator

#### Kitchen

Rear aspect double glazed window, range of units, roll top surfaces, fitted hob and oven, space for appliances, part tiled walls, door to:

#### Utility /Cloakroom

Front and rear access double glazed doors. Door to cloakroom, low level w.c, wash hand basin, units, roll top surface, wall mounted heater, front aspect double glazed window, plumbing for washing machine.

### 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, panel enclosed bath, low level w.c, wash hand basin, tiled walls, radiator

### Outside

#### Garden

In our opinion a lovely feature of this property having been well maintained, composite decking area with the remainder laid to lawn, shrub borders and panel fencing access to comprehensive shed complete with power, internet ready and further storage unit. Off road parking o the front.

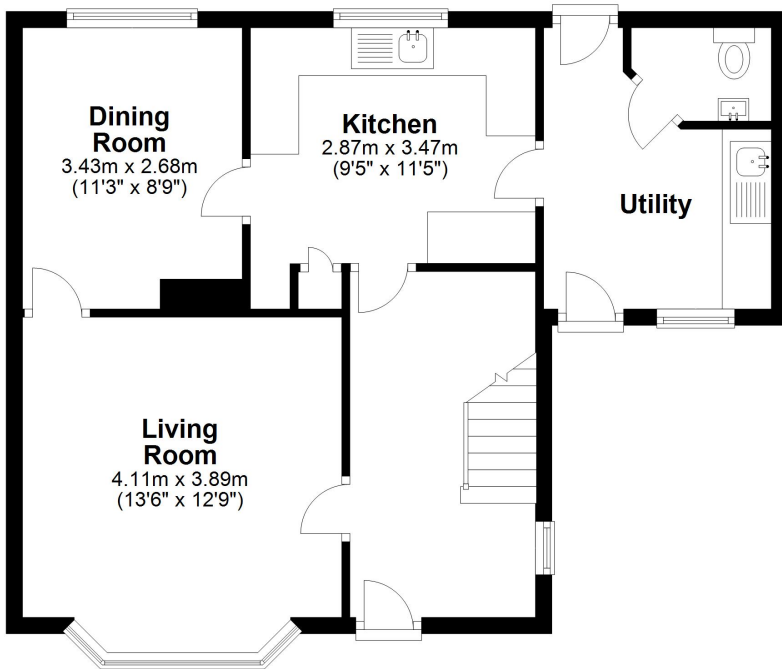


# FLOORPLAN



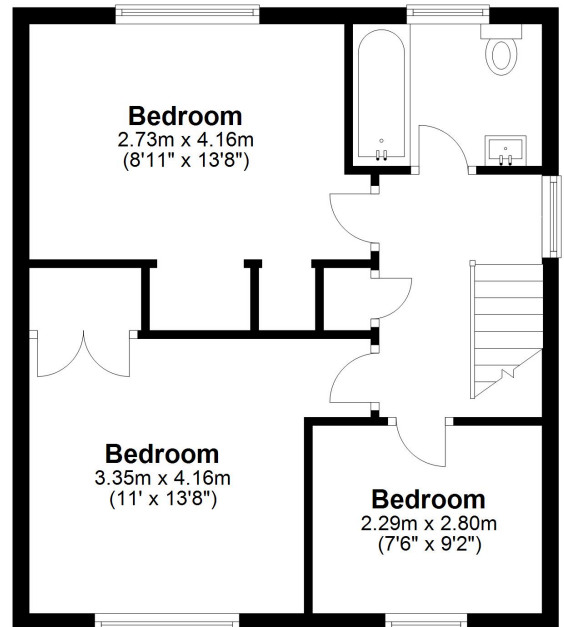
## Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 100.1 sq. metres (1077.1 sq. feet)