



## 3 Wendy Crescent, GUILDFORD, Surrey. GU2 9RP

- Detached
- Four Bedrooms
- Two Bathrooms
- Lounge/Diner
- Front Room
- Large Rear Garden
- Convenient Location
- Cul De Sac
- Gas Central Heating
- Double Glazed



## PROPERTY DESCRIPTION

Situated in a cul de sac location this well-maintained home comes to the market offering generous accommodation. The ground floor offers a separate front room, lounge/diner and fitted kitchen whilst the first floor boasts four bedrooms, family bathroom and further shower room. Further benefits include gas central heating, double glazing, off road parking, garage and a fantastic south facing rear garden.

Within walking distance of Guildford town center and main line station and also local amenities and bus routes.

To fully appreciate the accommodation viewings are highly recommended.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Reception Room

Front aspect double glazed window, radiator.

#### Lounge /Dining Room

Rear aspect double glazed patio doors, feature fireplace, radiator

#### Kitchen

Side aspect double glazed windows, rear aspect door, range of eye and base level units, space for appliances, roll top surfaces.

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Double glazed window, radiator

#### Bedroom

Double glazed window, radiator

#### Bathroom

Frosted double glazed window, panel enclosed bath, low level w.c, wash hand basin, wall mounted heated towel rail

#### Bedroom

Double glazed window, radiator

#### Bedroom

Double glazed window, radiator

#### Shower Room

### Outside

#### Rear Garden

Fantastic garden, mainly laid to lawn, paved area, access to garage.

#### Garage

Up and over door

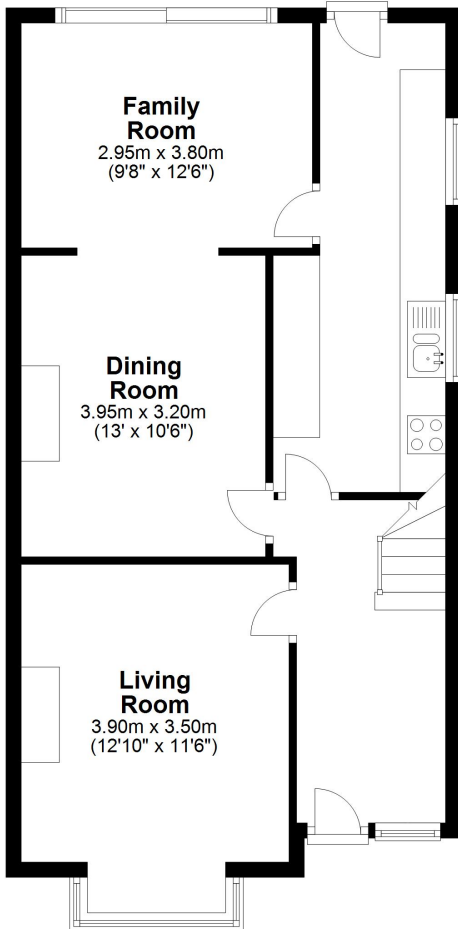


# FLOORPLAN



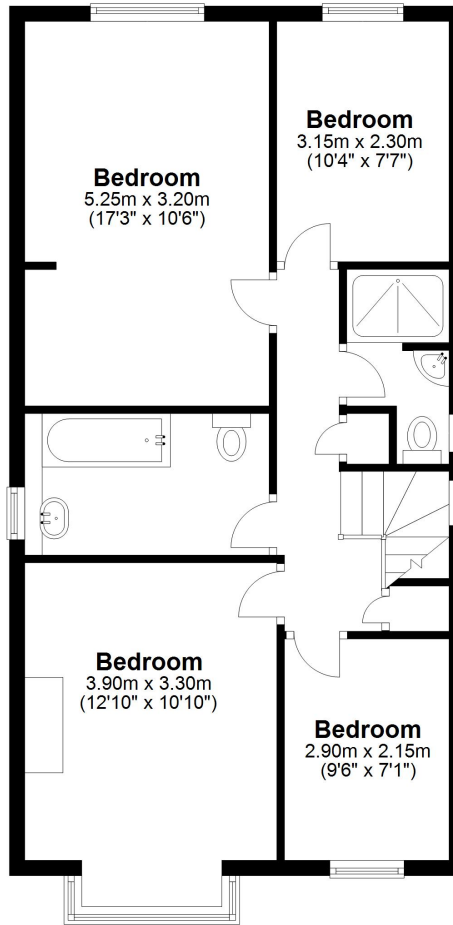
## Ground Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



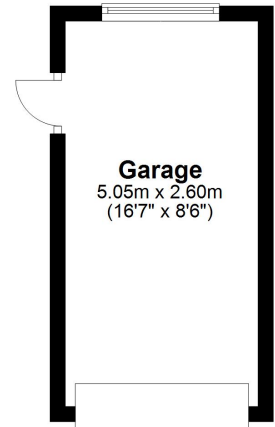
## First Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



## Garage

Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 134.8 sq. metres (1450.8 sq. feet)