



68 Byrefield Road, Guildford, Surrey. GU2 9UA

- Well Presented Throughout
- Lovely Conservatory
- Four Bedrooms
- Ample Storage
- Kitchen/Diner
- Seperate Lounge
- Cloakroom
- Popular Location
- Carport And Parking
- Garage



PROPERTY DESCRIPTION

Situated on the ever popular Rydes Hill area this very well presented , extended home comes to the market offering accommodation over three floors. The ground floor offers a separate lounge, cloakroom, kitchen/diner and lovely conservatory whilst the first floor benefits from two bedrooms, shower room and storage room with stairs to the second floor which has two bedrooms one with a clever balcony. Further benefits include gas central heating, double glazing, parking, car port, garage and a lovely well maintained rear garden. Local amenities are nearby as are bus route but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Lounge

Front aspect double glazed window, wood effect flooring, radiator.

Cloakroom

Low level w.c, wash hand basin

Kitchen/Diner

Side aspect double glazed window, LED light panels, range of eye and base level units, space for appliances, wood effect flooring, wall mounted New Boiler installed April 2024.

Conservatory

A lovely feature of this home, rear aspect windows and doors, side aspect door giving access to car port and garage.

First Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, radiator, wood effect flooring

Bedroom

Rear aspect double glazed window, radiator, wood effect flooring

Dressing Room

Rear aspect double glazed window, built in storage cupboards, alternatively could be changed to a study area, stairs to second floor.

Shower Room

Double glazed window, shower unit, low level w.c, wash hand basin over vanity unit, tiled walls.

Second Floor

Bedroom

Front aspect velux style window, wood effect flooring

Bedroom

Rear aspect double glazed window which opens out as a balcony, wood effect flooring.

Outside

Rear Garden

Another lovely feature of this home , mainly laid to lawn with patio area with fencing surround.

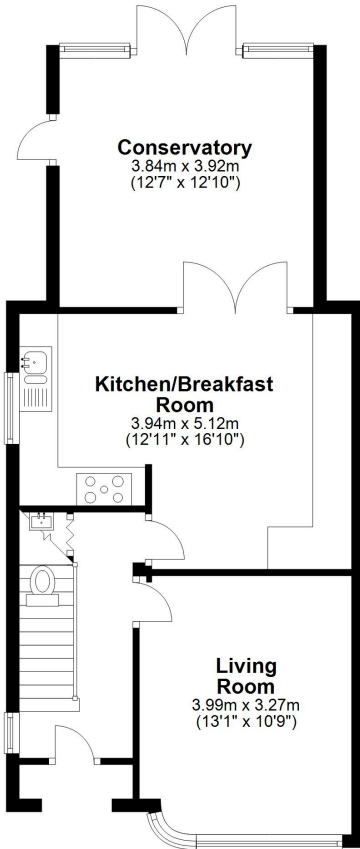


FLOORPLAN



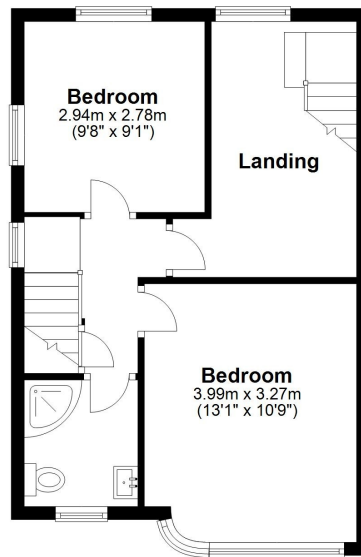
Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



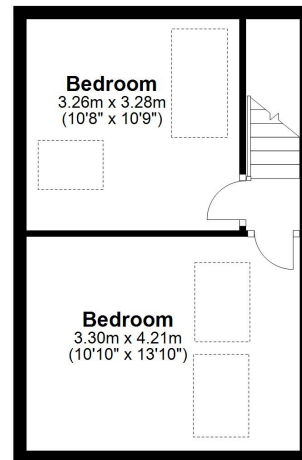
First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



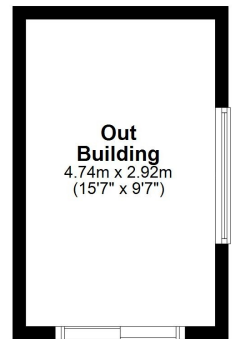
Second Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Out Building

Approx. 13.8 sq. metres (148.9 sq. feet)



Total area: approx. 137.4 sq. metres (1478.6 sq. feet)