



35 Beckingham Road, Guildford, Surrey. GU2 8BT

- Three/Four Bedrooms
- Claokroom
- Conservatory
- Utility Area
- Parking
- Enclosed Rear Garden
- No Onward Chain
- Gas Central Heating
- Must Be Seen
- Loft Room



PROPERTY DESCRIPTION

This semi detached home comes to the market with tenants in situ. The ground floor offers a separate front room , currently used as a bedroom, dining room, conservatory, kitchen, utility area and cloakroom whilst the first floor offers three bedrooms and boarded loft room. Further benefits include gas central heating, double glazing, parking and enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the the accommodation viewings are highly recommended.NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Leading to:

Entrance Hall

Doors to:

Cloakroom

Low level w.c

Lounge/Bedroom

Front aspect double glazed window, radiator.

Dining Room

Rear aspect double glaze doors, radiator

Conservatory

Rear aspect double glazed doors

Kitchen

Range of units, side aspect double glazed window, rear aspect door, space for appliances.

Utility Area

Rear aspect door, space for appliances.

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

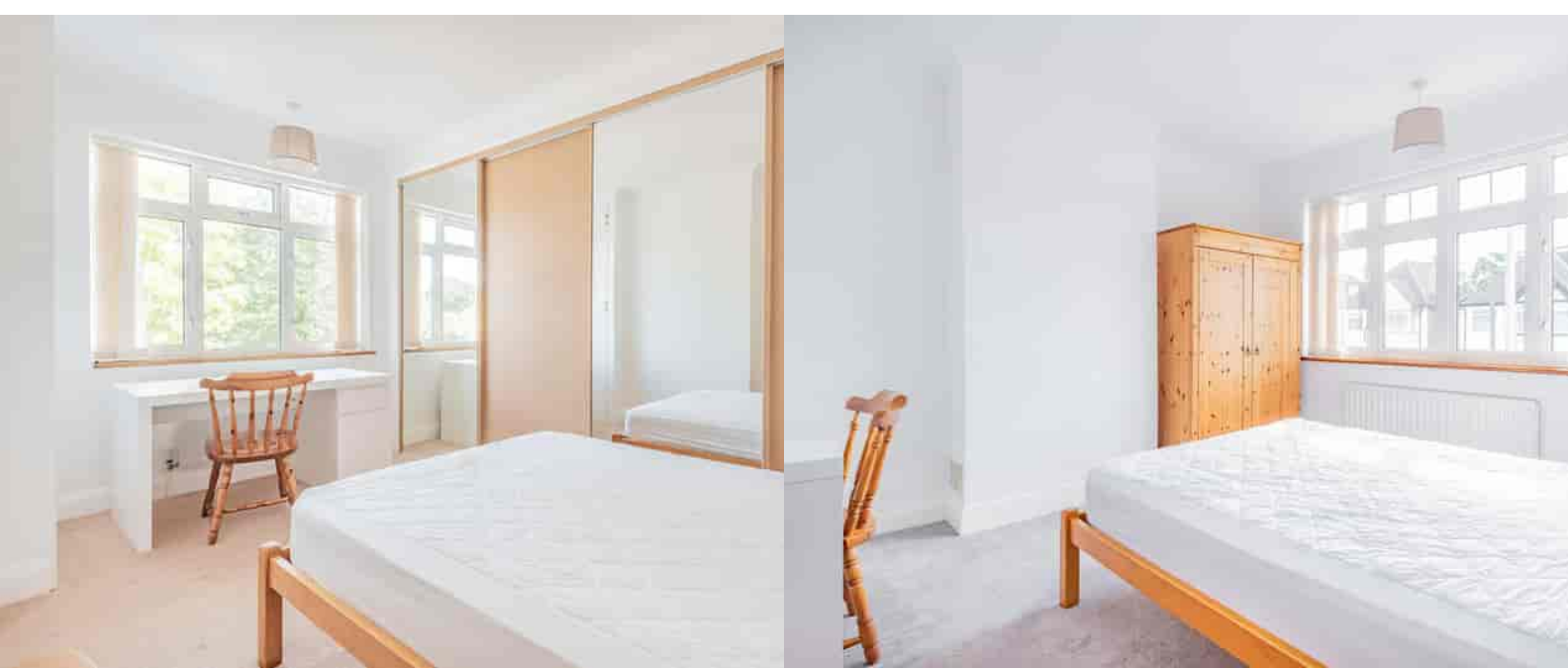
Bathroom

Frosted double glazed window, low level w.c, wash hand basin, panel enclosed bath, shower unit.

Outside

Rear Garden

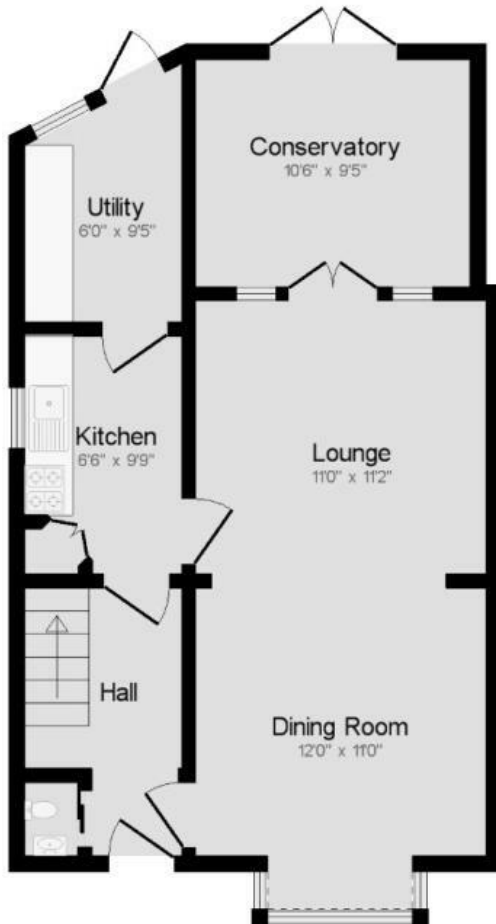
Panel fencing, low maintenance, shed , side access



FLOORPLAN



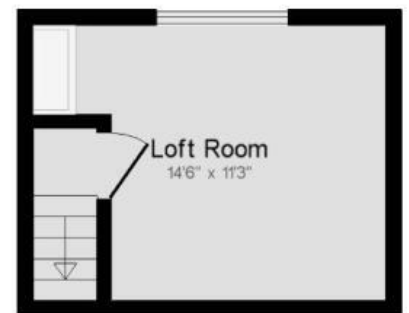
Gross internal area: 6155 ft² (57.2 m²)
Net internal area: 5672 ft² (52.7 m²)



Gross internal area: 4325 ft² (40.2 m²)
Net internal area: 3943 ft² (36.6 m²)



Gross internal area: 1633 ft² (15.2 m²)
Net internal area: 1572 ft² (14.6 m²)



Second Floor

First Floor

This plan is for illustrative purposes only. Plan not to scale.

Ground Floor