



## 5 Pickering Place, Guildford, Surrey. GU2 8AH

- Three Double Bedrooms
- Well Presented
- Open Plan Fitted Kitchen/Dining
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Three Bathrooms
- Garage
- Parking
- No Onward Chain



### PROPERTY DESCRIPTION

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This well presented and conveniently located home comes to the market offering accommodation over three floors. The ground floor offers access to garage, open plan living/dining area , fitted kitchen and cloakroom. The first floor offers two double bedrooms both with fitted wardrobes and one en suite and family bathroom whilst the second floor boasts another double bedroom with en suite. Further benefits include gas central heating, double glazing, enclose rear garden and parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Stairs to first floor, doors to garage, doors to:

#### Claokroom

Low level w.c, wash hand basin.

#### Kitchen/Living/Dining Room

Rear aspect double glazed doors and window, range of units, space for appliances, space to dine, radiator

### First Floor

#### Landing

Stairs to second floor, doors to:

#### Bedroom

Front aspect double glazed window, radiator, fitted wardrobes, door to:

#### En Suite

Shower unit, low level w.c, wash hand basin

#### Bathroom

Double glazed window, panel enclosed bath, low level w.c, wash hand basin, part tiled walls.

#### Bedroom

Rear aspect double glazed window, radiator, fitted wardrobe

### Second Floor

#### Landing

Doors to:

### Bedroom

Front aspect double glazed window, fitted wardrobes, radiator, door to:

### En Suite

Light tunnel, shower unit, low level w.c, wash hand basin

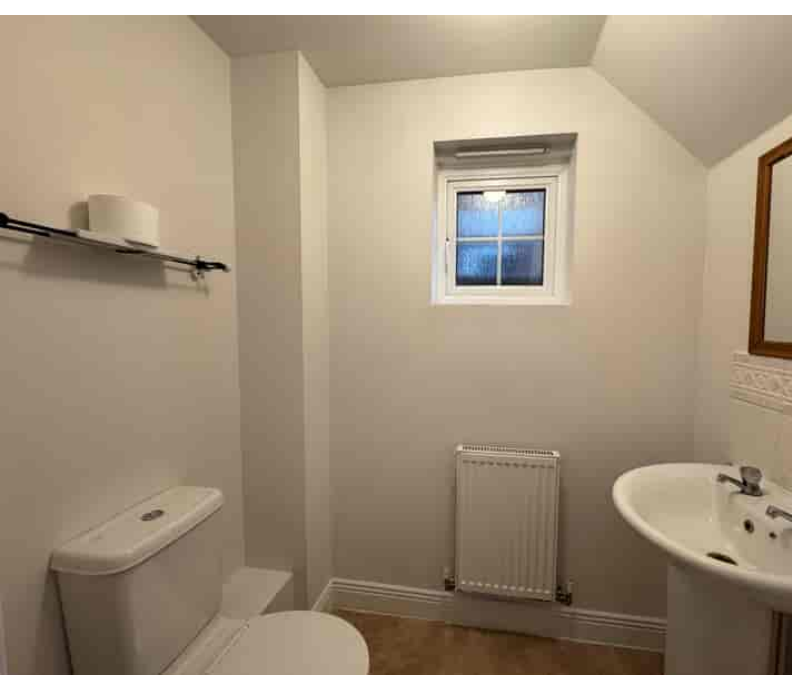
### Outside

#### Garden

Patio area with the remainder laid to lawn, side access via gate, parking to the front.

#### Garage

Up and over door

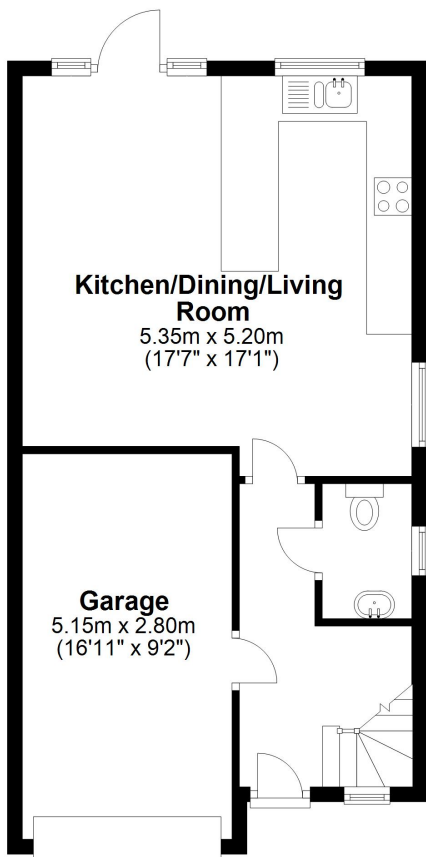


# FLOORPLAN



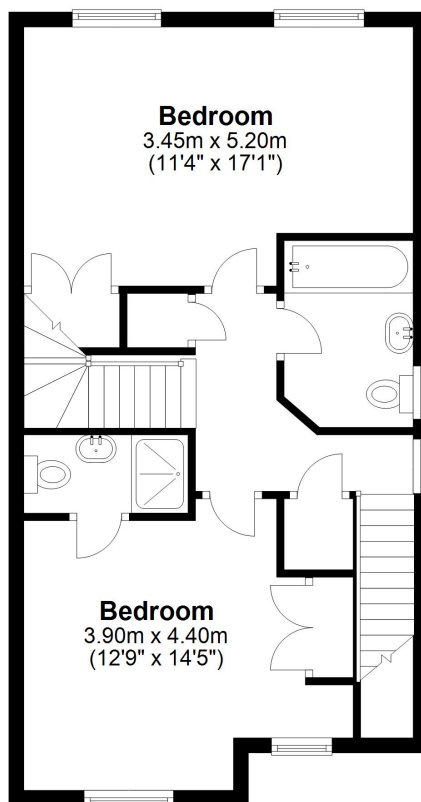
## Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



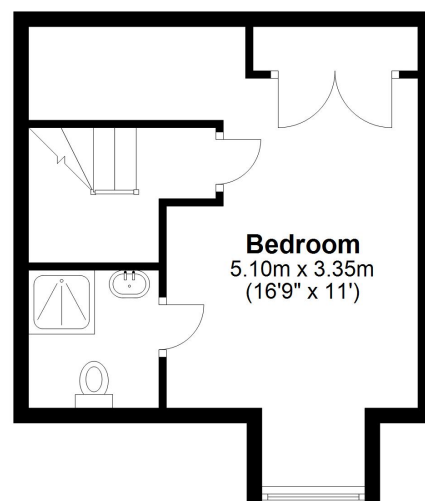
## First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



## Second Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 130.9 sq. metres (1409.0 sq. feet)