



101 Cypress Road, Guildford, Surrey. GU1 1LY

- Scope To Extend (STP)
- Three Bedrooms
- Large Garden
- Kitchen/Diner
- Two Bathrooms
- Gas Central Heating
- Garage
- Parking
- Double Glazed
- Must be Seen



PROPERTY DESCRIPTION

This semi detached home comes to the market in need of some cosmetic updating and with scope to extend (STP). The ground floor offers a separate reception room, kitchen/diner, utility room and shower room whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, generous rear garden, garage and parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation and potential viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect double glazed window, radiator

Kitchen/Diner

Rear aspect double glazed window and doors, range of eye and base level units, space for appliances, through to:

Utility Room

Range of units, sink, space for appliances, door to:

Shower room

Shower, frosted window, low level w.c, wash hand basin over vanity unit, wall mounted heated towel rail

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, fitted furniture, radiator

Bedroom

Rear aspect double glazed window, built in cupboards, radiator

Bedroom

Front aspect double glazed window, radiator

Bathroom

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

Outside

Garden

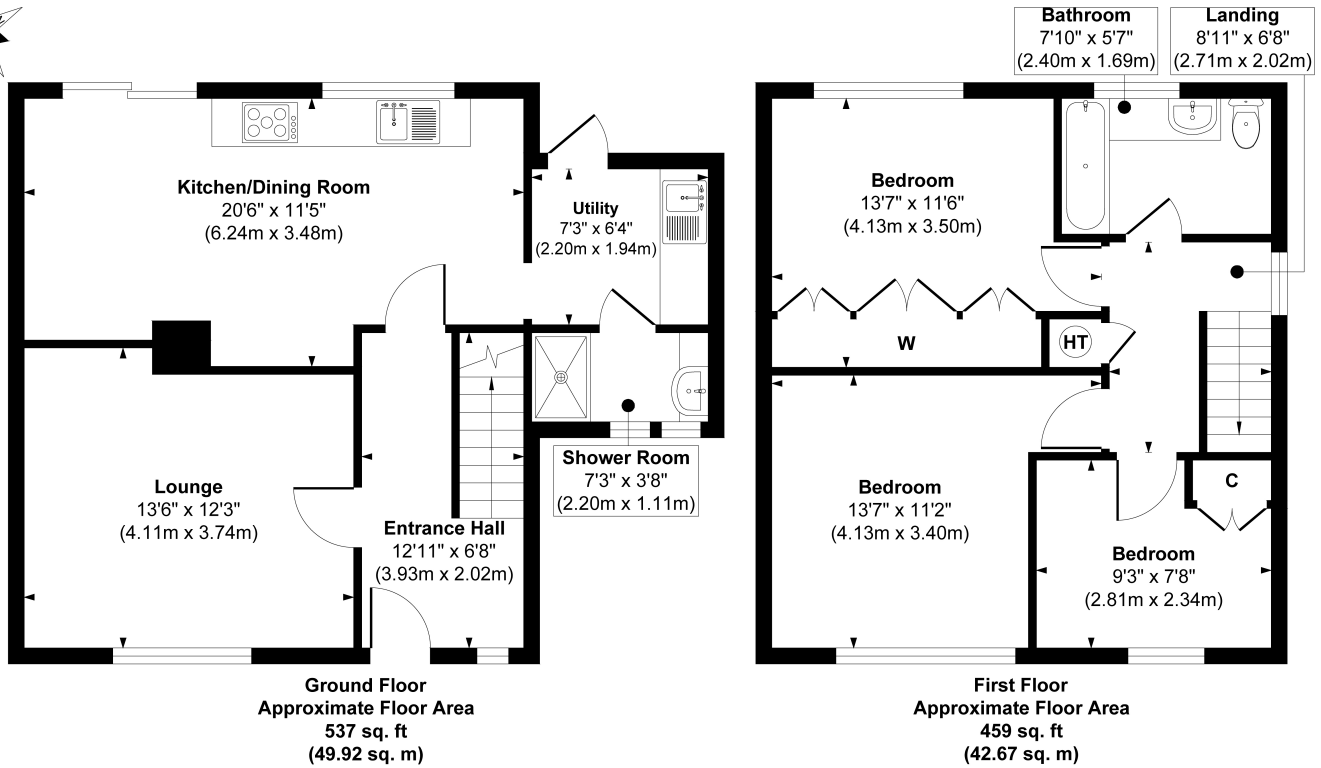
In our opinion a fantastic feature of this property, mainly laid to lawn, panel fencing, outbuilding/workshop and hard standing at the rear of the property, Side access via gate. Off road parking to the front,



FLOORPLAN



131 Cypress Road



Approx. Gross Internal Floor Area 996 sq. ft / 92.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.