



## 27 Lime Grove, Guildford, Surrey. GU1 1PG

- Well Presented
- Three Bedrooms
- Kitchen/Diner
- Cloakroom
- Enclosed Rear Garden
- Parking
- Gas Central Heating
- Lounge
- Bathroom
- Boarded Loft Storage



### PROPERTY DESCRIPTION

This well presented home comes to the market offering a separate lounge, cloakroom and lovely kitchen/diner on the ground floor whilst the first floor boasts three bedrooms and bathroom. Further benefits include scope for loft conversion (STP), gas central heating, double glazing, parking and delightful enclosed rear garden. 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 landing, doors to:

#### Cloakroom

Double glazed window, low level w.c, wash hand basin

#### Lounge

Front aspect double glazed window, radiator

#### Kitchen/Diner

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

### First Floor

#### Landing

loft access, doors to:

#### Bedroom

Double glazed window, radiator, fitted cupboard

#### Bedroom

Double glazed window, cupboard, shower unit

#### Bedroom

Double glazed window, radiator

#### Bathroom

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

### Outside

#### Garden

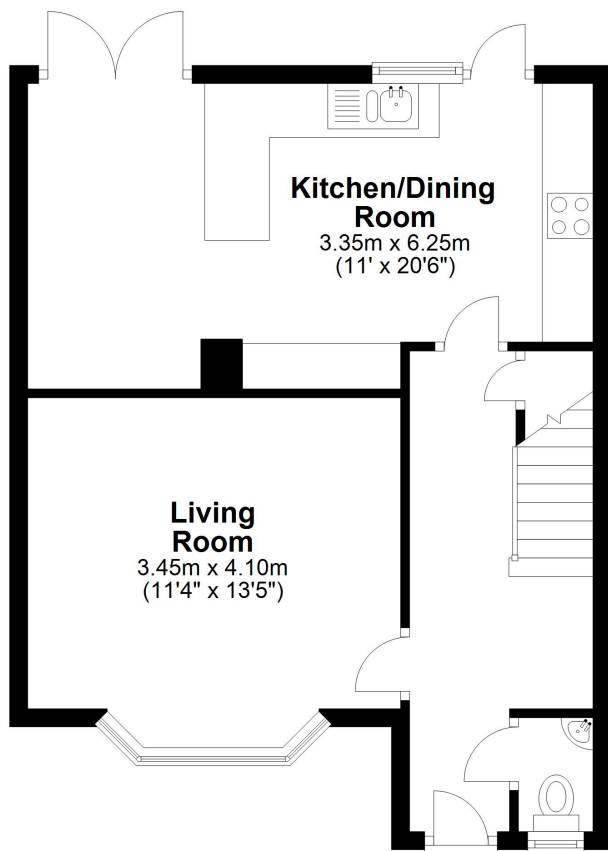


# FLOORPLAN



## Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



### Kitchen/Dining Room

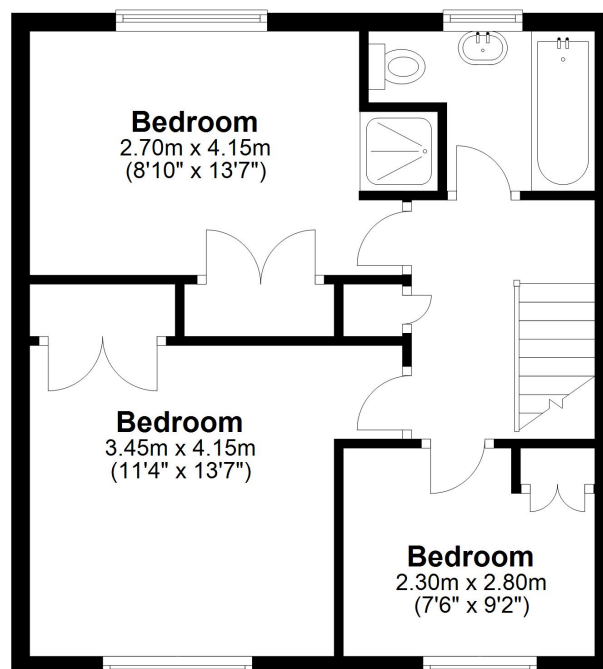
3.35m x 6.25m  
(11' x 20'6")

### Living Room

3.45m x 4.10m  
(11'4" x 13'5")

## First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



### Bedroom

2.70m x 4.15m  
(8'10" x 13'7")

### Bedroom

3.45m x 4.15m  
(11'4" x 13'7")

### Bedroom

2.30m x 2.80m  
(7'6" x 9'2")

Total area: approx. 89.2 sq. metres (960.1 sq. feet)