



2 Harts Gardens, Guildford, Surrey. GU2 9QA

- Detached
- Three Bedrooms
- Scope To Extend (STP)
- kitchen/Diner
- Generous Lounge
- Gas Central Heating
- Double Glazed
- Conservatory
- Cloakroom
- Enclosed Rear Garden



PROPERTY DESCRIPTION

This well maintained detached home comes to the market with scope to extend (STP) and in need of some cosmetic updating giving a buyer the opportunity to stamp their mark. Benefits include a generous lounge, kitchen/diner, cloakroom and conservatory on the ground floor whilst first floor boasts three bedrooms and shower room. Further benefits include garage, office, gas central heating, double glazing, parking and enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Living Room

Front aspect double glazed window, feature fireplace, radiator.

Kitchen/Diner

Side aspect double glazed window, range of units, rear aspect window and door leading to conservatory, door to cloakroom.

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Outside

Garage

Up and over door

Office

Rear aspect window and door

Rear Garden

Mainly laid to lawn, side access, panel fencing

Front Garden

Off road parking

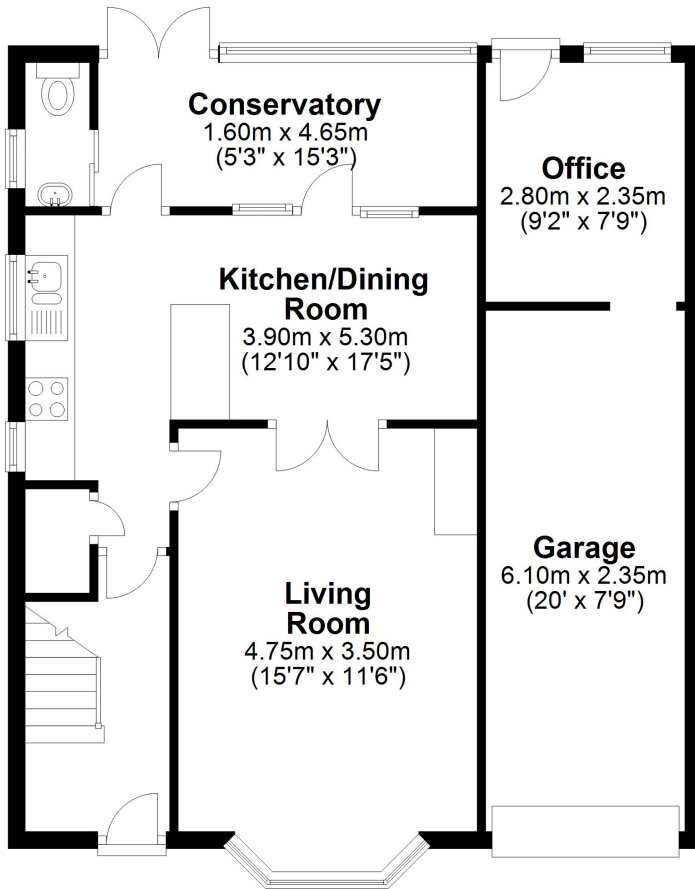


FLOORPLAN



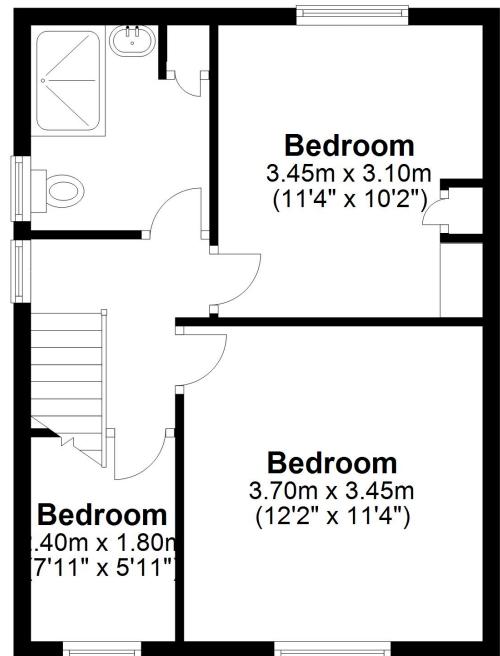
Ground Floor

Approx. 70.2 sq. metres (755.4 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 108.6 sq. metres (1169.3 sq. feet)