

FOR SALE

£645,000 Freehold



Bramble Close, Guildford, Surrey. GU3 3BQ

- Five Bedrooms
- Lounge
- Kitchen/Diner
- Utility Room
- Bedroom/Study
- Parking
- Generous Garden
- Cul De Sac Location
- Versatile Accommodation
- Two Bathrooms



Hipps Estate Agents Ltd
12c, Worplesdon Road, Guildford, GU2 9RW

01483 576300
info@hippsestateagents.co.uk



PROPERTY DESCRIPTION

Situated in a cul de sac location this five bedroom semi detached home comes to the market offering versatile accommodation with potential for an annex (STP) The ground floor offers lounge, utility room, generous kitchen/diner and bedroom/study whilst The first floor boasts five bedrooms, bathroom and further shower room. Further benefits include a large rear garden complete with vegetable patch backing onto woodland the front benefits from off road parking but to fully appreciate the potential viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Storage area, door to:

Lounge

Front aspect double glazed window, radiator, stairs to first floor landing, door to:

Kitchen/Diner

Rear aspect bi fold doors, space to dine , range of units, built in and space for appliances, larder, radiator, door to:

Utility Room

Rear aspect door, range of units, space for appliances, roll top surfaces.

First Floor

Bedroom

Front aspect double glazed window, radiator.

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Front aspect double glazed window

Shower Room

Tiled walls, low level w.c, wash hand basin.

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn, panel fencing, patio area gate leading to further vegetable patch

Front Garden

Lawn area, paved allowing for off road parking



FLOORPLAN



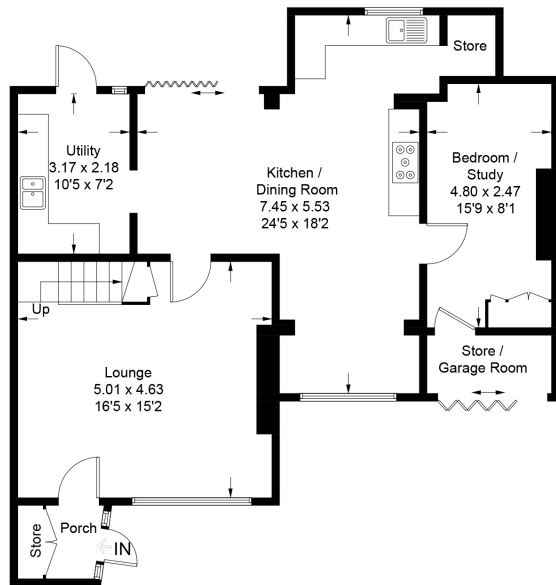
Bramble Close

Approximate Gross Internal Area = 144.8 sq m / 1559 sq ft

Loft Room = 30.4 sq m / 327 sq ft

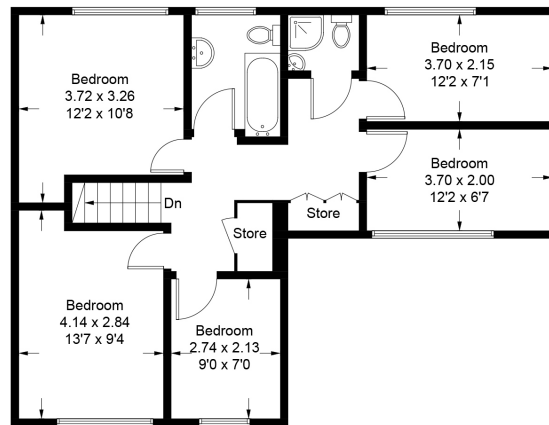
(Including Eaves Store)

Total = 175.2 sq m / 1886 sq ft

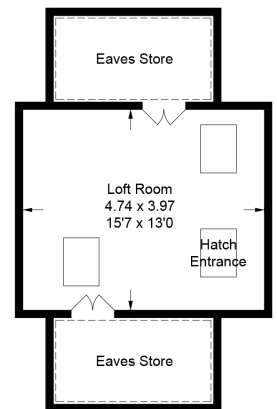


Ground Floor

[Dashed box] = Reduced headroom below 1.5m / 5'0"



First Floor



Loft Room

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID842751)