



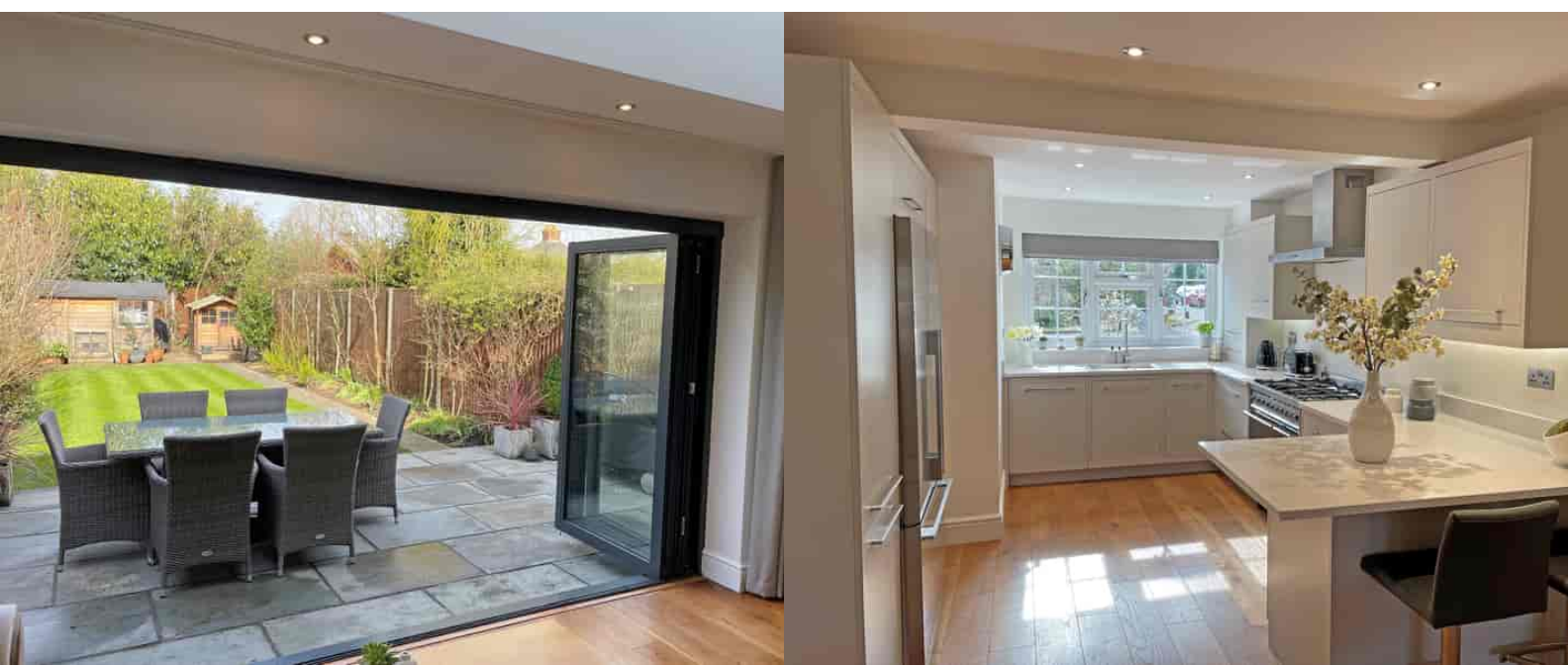
3 Regalfield Close, Guildford, Surrey. GU2 9YG

- Beautifully Presented
- Three Bedrooms
- Stunning Kitchen/Diner
- Lounge
- Cloakroom
- Gas Central Heating
- Double Glazed
- Off Road Parking
- Enclosed Rear Garden
- Garage In A Block



PROPERTY DESCRIPTION

Situated in a cul de sac location this beautifully presented, extended home comes to the market offering a cloakroom, stunning kitchen, dining area and fabulous lounge complete with Bi fold doors over looking a well maintained, enclosed rear garden on the ground floor whilst the first floor offers three bedrooms and lovely bathroom . Further benefits include gas central heating, wood flooring, double glazing, garage in a nearby block and off road parking. Local amenities are nearby as are bus routes but to truly appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, wood flooring, radiator, under stair storage, doors to:

Cloakroom

Frosted double glazed window, low level w.c, wash hand basin, wall mounted heated towel rail.

Utility Area

Single sink, plumbing for washing machine, side door to garden, under floor heating.

Kitchen/Diner

Front aspect double glazed window, range of eye and base level units, space for and built in appliances, breakfast bar, wood flooring, space to dine, under floor heating, bi fold style doors to:

Lounge

Rear aspect bi fold doors, wood flooring, roof lantern, under floor heating

First Floor

Landing

Loft access, doors to:

Bedroom

Rear aspect double glazed window, fitted cupboards, radiator.

Bedroom

Front aspect double glazed window, fitted cupboards, radiator

Bedroom

Rear aspect double glazed window, radiator

Bathroom

Frosted double glazed window, tiled walls, panel enclosed bath, low level w.c, wash hand basin, wall mounted heated towel rail.

Outside

Garden

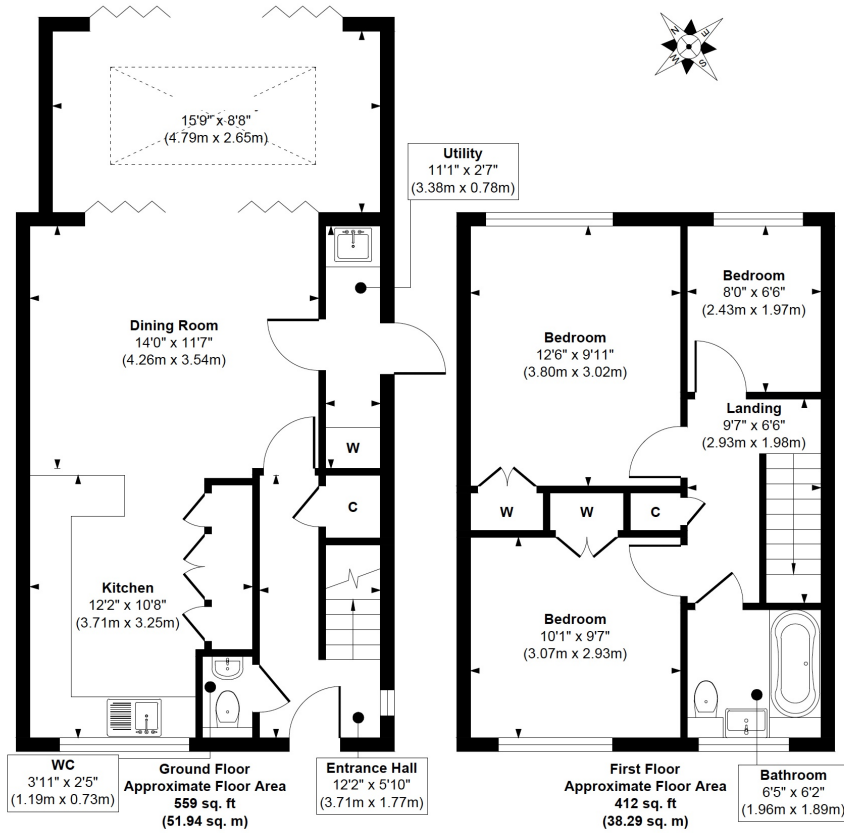
Paved area with the remainder laid to lawn. Paved path to sheds.



FLOORPLAN



Regalfield close



Approx. Gross Internal Floor Area 971 sq. ft / 90.23 sq. m

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