

9 Waltham Avenue, GUILDFORD, GU2 9QE
£525,000 Guide Price

This well presented, extended older style detached home comes to the market offering a spacious lounge/diner, cloakroom and a lovely fitted kitchen on the ground floor whilst the first floor boasts three bedrooms and smart shower room. Further benefits include gas central heating, double glazing, enclosed rear garden, off road parking and scope to extend (STP) Local amenities are nearby as are bus routes and A3 links but to fully appreciate what this home has to offer viewings are highly recommended.

- Detached
- Three Bedrooms
- Scope To Extend (STP)
- Enclosed Garden
- Off Road Parking
- Gas Central Heating
- Dining Room
- Fitted Kitchen
- Cloakroom
- Lounge
- Well Presented
- Must Be Seen

AGENTS NOTE: DRAFT DETAILS NOT YET APPROVED BY THE VENDOR, EVERYTHING INCLUDED WITHIN THE DETAILS COULD BE SUBJECT TO CHANGE & THEREFORE SHOULD NOT BE TAKEN AS FACTUALLY CORRECT.

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Entrance Hall

Stairs to first floor landing, radiator, door to:

Cloakroom

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



Lounge

Front aspect double glazed window, radiator



Dining Room

Rear aspect double glazed window, radiator



Kitchen

Rear aspect double glazed window and door, velux style windows, range of eye and base level units, space for appliances, built in fridge/freezer and washing machine.



First Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, radiator

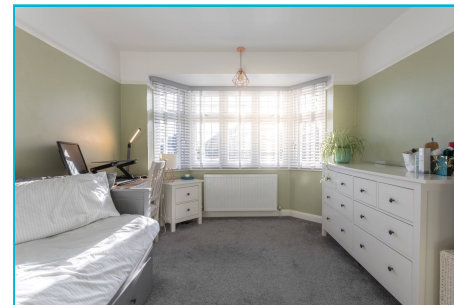


Bedroom

Rear aspect double glazed window, radiator

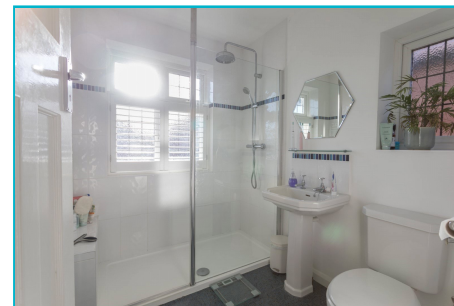
Bedroom

Rear aspect double glazed window, radiator



Bathroom

Frosted double glazed window, low level w.c, wash hand basin, shower unit, tiled, loft access



Outside

Front Garden

Paved allowing for off road parking, side access via gate.



Rear Garden

Paved area with the remainder laid to lawn, space for shed.

Directions