



## 89 Hazel Avenue, Guildford, Surrey. GU1 1NU

- Six Bedrooms
- Five Bathrooms
- Fitted Kitchen
- Lounge
- Investment Opportunity
- Parking
- Well Presented Throughout
- Enclosed Rear Garden
- Gas Central Heating
- Versatile Accommodation



### PROPERTY DESCRIPTION

This well presented semi detached home comes to the market offering an investment opportunity or spacious family home.

The ground floor offers three double bedrooms all with en suites, utility room, lounge and fitted kitchen whilst the first floor boasts three bedrooms, one with en suite and further bathroom. Further benefits include gas central heating, double glazing, enclosed rear garden and substantial off road parking.

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

Wood effect flooring, stairs to first floor landing, doors to:

#### Bedroom

Front aspect double glazed window, radiator, door to

#### En Suite

Low level w.c, wash hand basin, shower unit.

#### Bedroom

Front aspect double glazed window, radiator, door to:

#### En Suite

Low level w.c, wash hand basin, shower unit

#### Kitchen

Rear aspect double glazed window, range of eye and base level units, space for appliances, roll top surfaces.

#### Lounge

Rear aspect double glazed doors, radiator

#### Utility Room

Space for appliances

#### Bedroom

Rear aspect double glazed window and door, radiator, door to:

#### En Suite

Shower unit, low level w.c, wash hand basin

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Rear aspect double glazed window, radiator.

#### Bedroom

Front aspect double glazed window, radiator, door to:

#### En Suite

Low level w.c, wash hand basin, shower unit.

#### Bedroom

Front aspect double glazed window, radiator

#### Bathroom

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

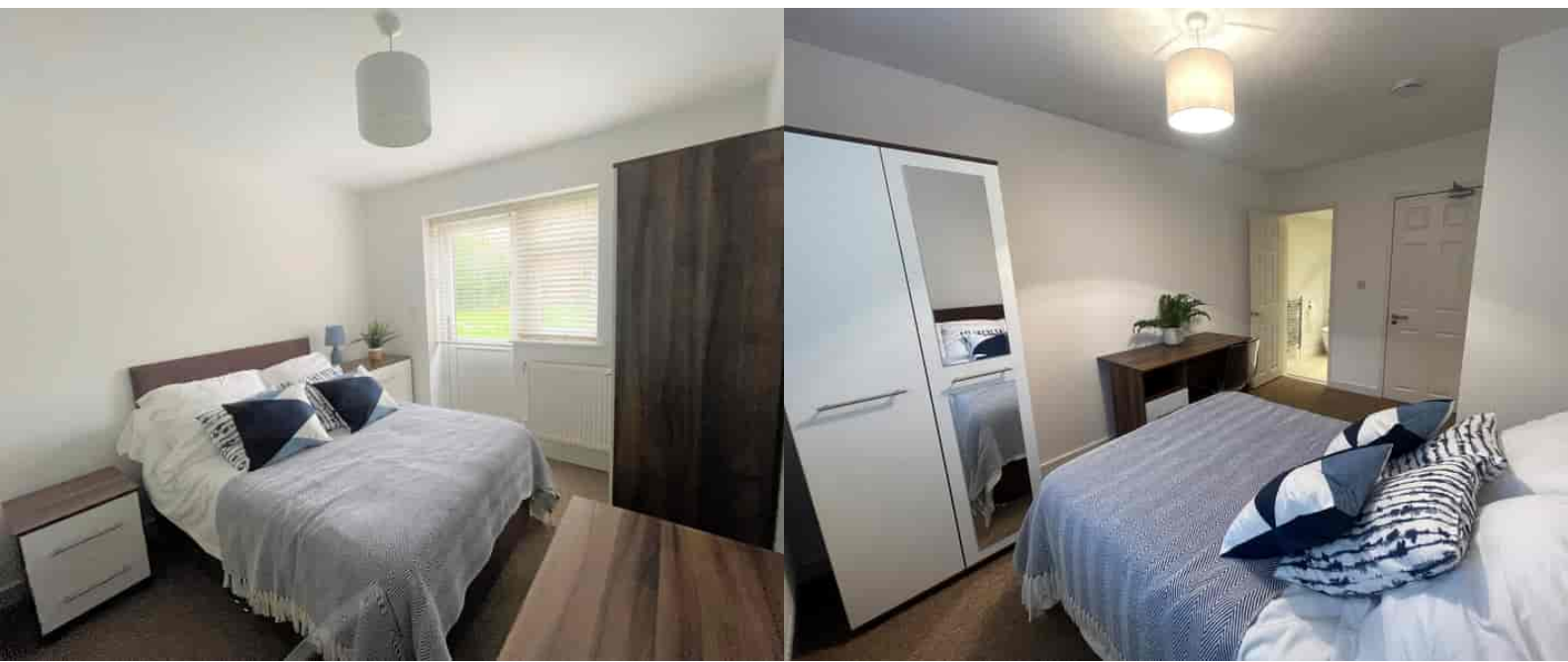
#### Outside

#### Garden

Hardstanding with the remainder laid to lawn, panel fencing.

#### Parking

Off road parking for several cars.



# FLOORPLAN



## Hazel Avenue

Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft

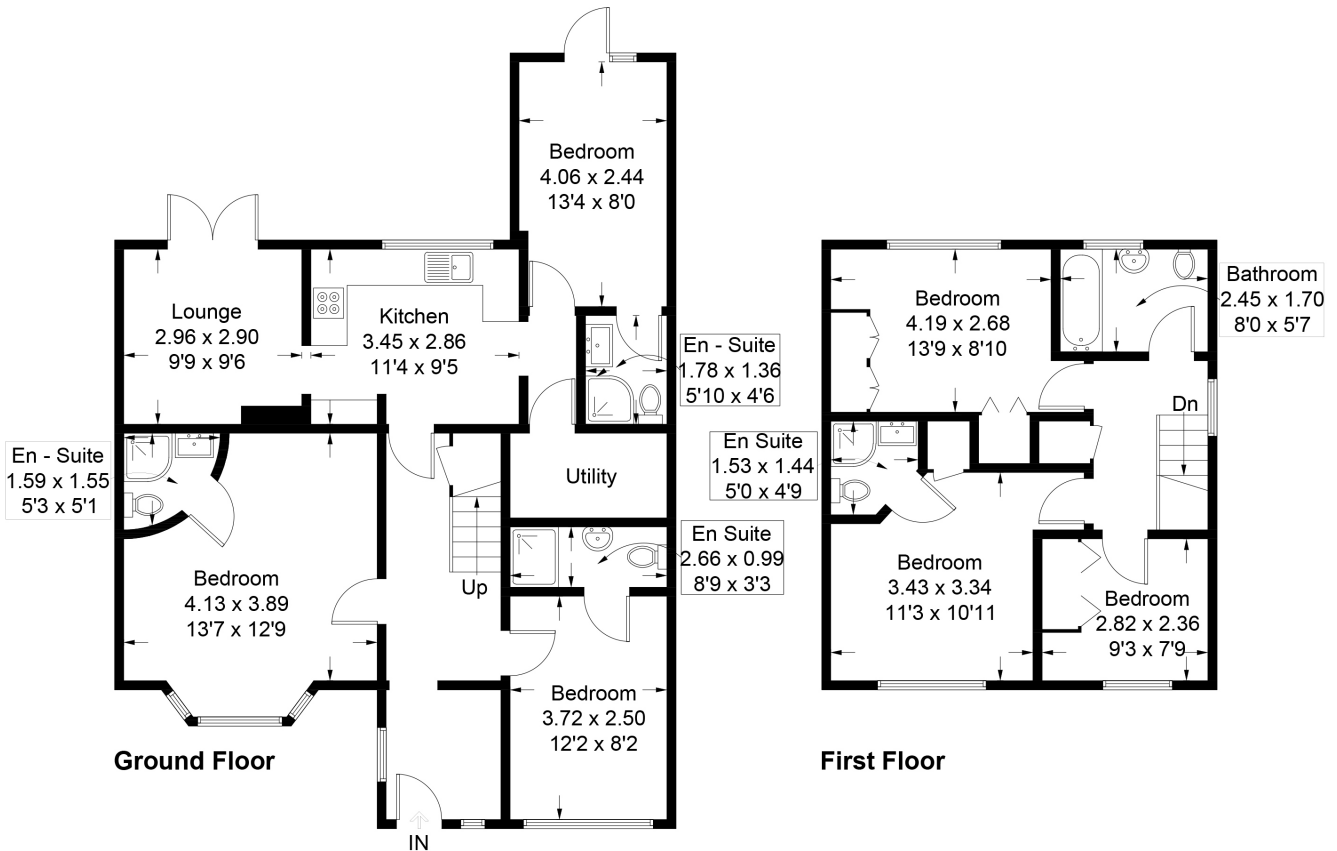


Illustration for identification purposes only, measurements are approximate, not to scale. (ID940601)