



## 11 Ridgemount, Guildford, Surrey. GU2 7TH

- Modernisation Needed
- Large Plot
- Scope To Extend (STP)
- Three Bedrooms
- Detached
- Garage
- Parking
- Convenient Location
- No Onward Chain
- Scope to extend (STP)



## PROPERTY DESCRIPTION

This detached chalet bungalow comes to the market in need of modernization and offers a buyer the opportunity to further extend (STP) Located on the western side of the Town Center, providing access to the North downs, perfect for walks. The mainline station and town center are also easily accessed in addition to being well positioned for the University of Surrey . The ground floor offers living/dining room, two bedrooms, kitchen, bathroom and conservatory whilst the first floor benefits from a further bedroom and loft access. Further benefits include gas central heating, garage parking and a very large garden but to fully appreciate the accommodation and potential viewings are highly recommended.



## ROOM DESCRIPTIONS

---

### Ground Floor

#### Entrance Hall

Stairs to first floor

#### Living/Dining Area

Front aspect window, radiator

#### Kitchen

Rear aspect door, range of units, space for appliances

#### Bedroom

Front aspect window, radiator

#### Bedroom

Rear aspect window, radiator

#### Conservatory

Rear aspect door

#### Workshop

Front and rear aspect doors

### First Floor

#### Bedroom

Rear aspect window, access to loft area.

#### Garden

A fantastic feature of this property, mainly laid to lawn

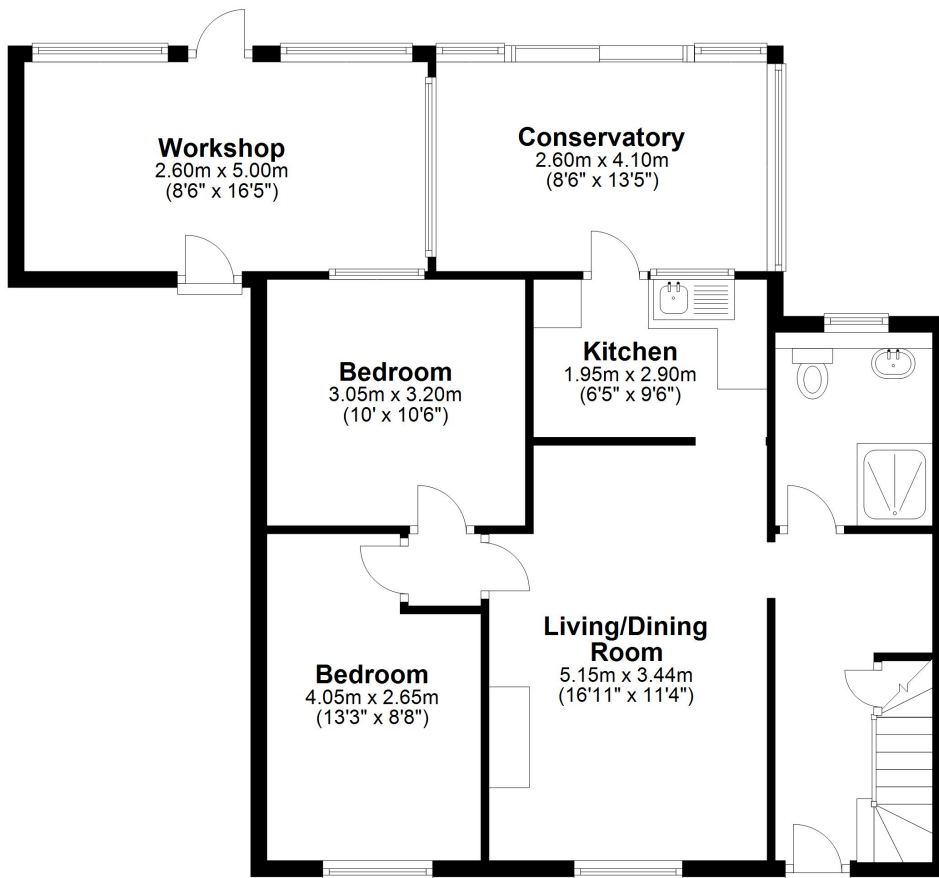


# FLOORPLAN



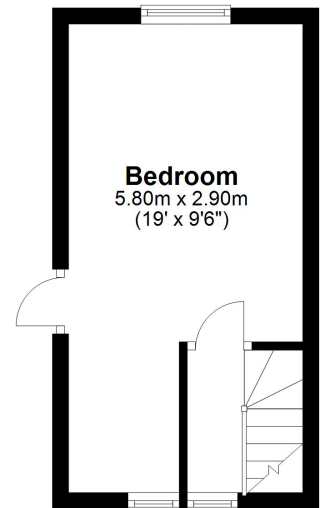
## Ground Floor

Approx. 82.5 sq. metres (888.1 sq. feet)



## First Floor

Approx. 16.8 sq. metres (181.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.4 sq. feet)