



7 Oak Cottage Close, Wood Street Village, Guildford, Surrey. GU3 3DB

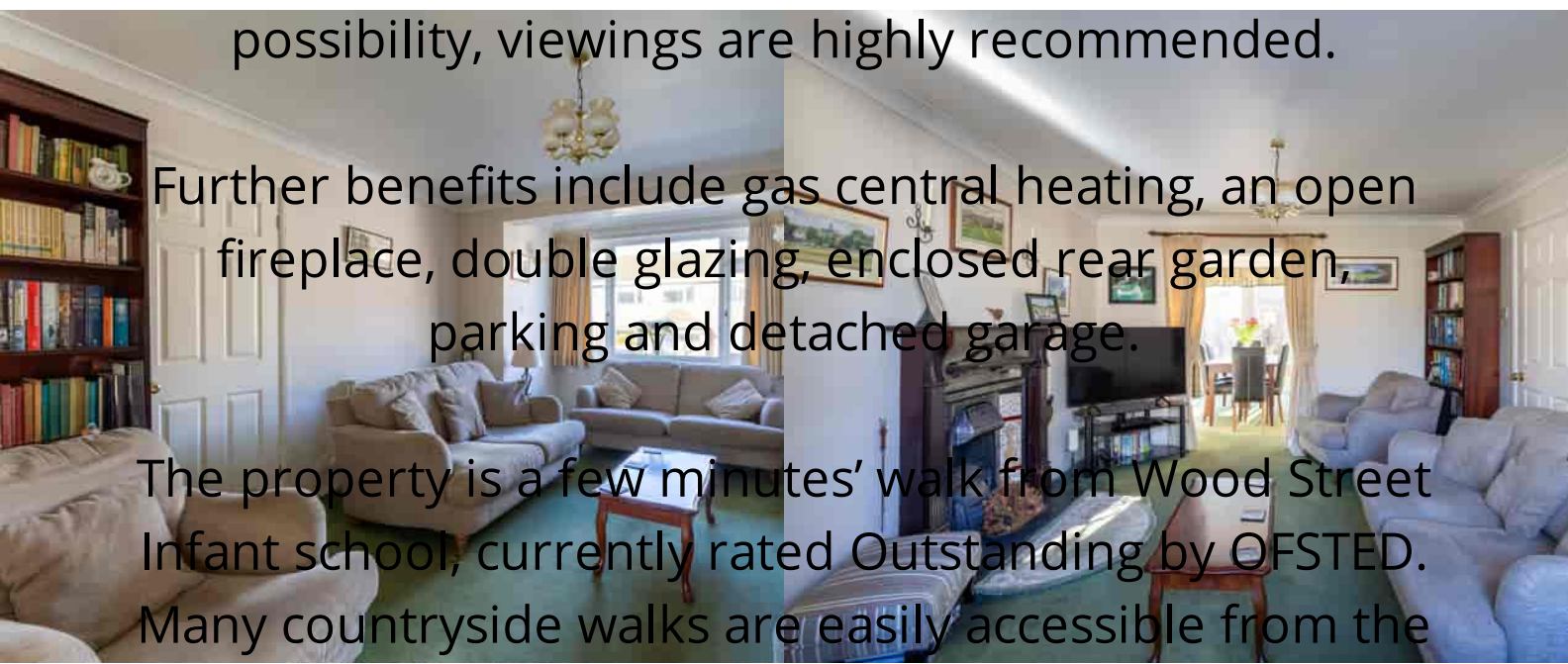
- Wood Street Village
- Cul De Sac Location
- Deatched Garage
- Detached
- Three bedrooms
- Lounge
- Conservatory
- Gas Central Heating
- Must Be Seen
- Off Street Parking For 2 Cars



PROPERTY DESCRIPTION

Situated in a small cul de sac within the popular Wood Street Village area, this detached home comes to the market with NO ONWARD CHAIN. The home consists of a fitted kitchen, dining room, lounge, conservatory and shower room on the ground floor whilst the first floor offers three bedrooms and a bathroom.

The property has enormous renovation and extension potential to create a dream family home, subject to obtaining planning permission. To really appreciate the possibility, viewings are highly recommended.



Further benefits include gas central heating, an open fireplace, double glazing, enclosed rear garden, parking and detached garage.

The property is a few minutes' walk from Wood Street Infant school, currently rated Outstanding by OFSTED. Many countryside walks are easily accessible from the

ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Shower Room

Shower , low level w. , wash hand basin

Kitchen

Rear aspect double glazed window, side aspect door, range of units, space for appliances, roll top surfaces.

Lounge

Front aspect double glazed window

Dining Room

Rear and side aspect double glazed doors, radiator

Conservatory

Double glazed window and door

First Floor

Bedroom

Double glazed window, radiator

Bedroom

Double glazed window, radiator

Bedroom

Double glazed window, radiator

Bathroom

Double glazed window, panel enclose bath, low level w.c, wash hand basin, part tiled walls, radiator

Garden

Patio area with the remainder laid to lawn, shrub beds, panel fencing. Parking to the front of the property

Garage

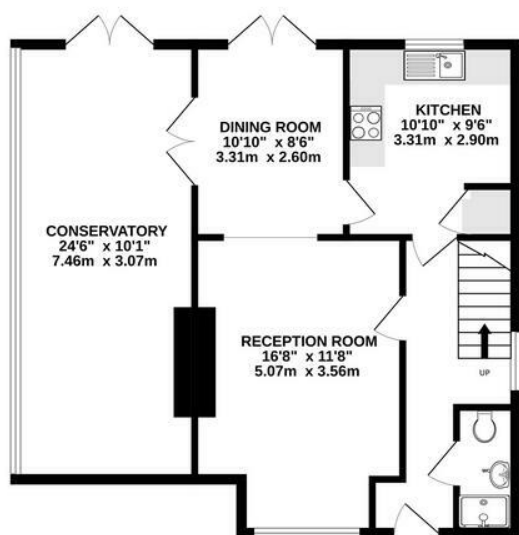
Up and over door



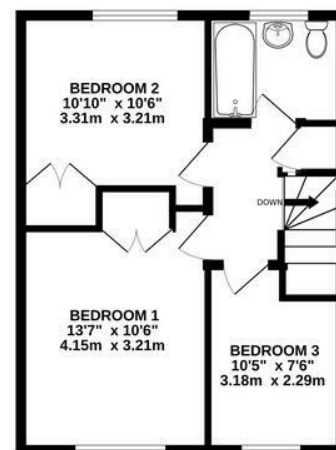
FLOORPLAN



GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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