



7 The Quadrangle, Guildford, Surrey. GU2 7TT

- Kitchen Breakfast Room
- No Onward Chain
- Lounge
- Conservatory
- Three bedrooms
- En Suite
- Cloakroom
- Scope To Extend (STP)
- Large Garden
- Must Be Seen



PROPERTY DESCRIPTION

Situated on a no through road and within walking distance to Guildford Town centre and main line station this semi detached home comes to the market with scope to extend (STP) and would benefit from some cosmetic updating. The ground floor offers a spacious entrance hall, lounge, conservatory, fitted kitchen/Breakfast room and cloakroom whilst the first floor boasts three bedrooms one with en suite. Further benefits include gas central heating, double glazing, fantastic rear garden and parking. Local amenities are nearby as are bus routes but top fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect double glazed window, radiator, wood effect flooring, doors to:

Conservatory

Rear aspect double glazed windows, side aspect double glazed door

Kitchen/Breakfast Room

Rear aspect double glazed window and door, range of units, space for appliances, tiled floor, door to cloakroom.

First Floor

Landing

Loft access, doors to:

Bedroom

Rear aspect double glazed window, radiator, door to:

En Suite

low level w.c. panel enclosed bath, wash hand basin over vanity unit, wall mounted heated towel rail.

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Outside

Garden

In our opinion as fantastic feature of this property, mainly laid to lawn.

Note

Probate Yet To Be Granted

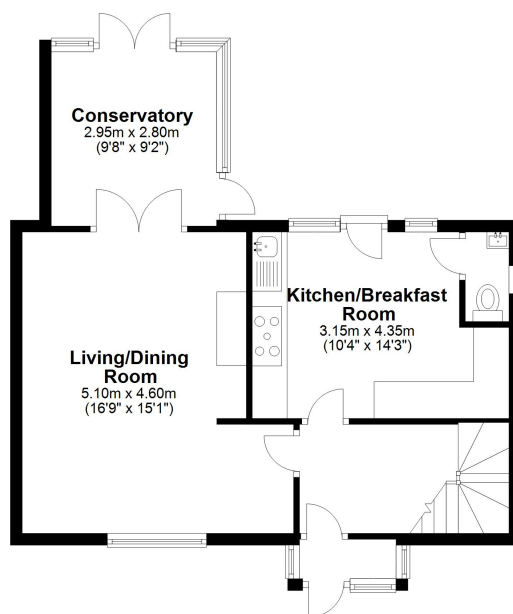


FLOORPLAN



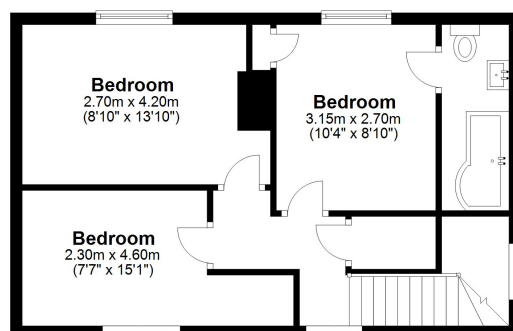
Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

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