

26a Rickyard, Guildford, Surrey. GU2 8JP

- New Build
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen, Lounge/Diner
- Cloakroom
- Very Well Presented
- Double Glazed
- Convenient Location
- Must Be Seen
- Car Charging Point
- 10Yr Warranty
- Fitted Wardrobes



PROPERTY DESCRIPTION

NEW BUILD. This conveniently located Brand New Home comes to the market offering a spacious lounge/diner/Living area complete with bi fold doors, fitted Kitchen with built in appliances and cloakroom on the ground floor whilst the first floor boasts three bedrooms one with en suite and additional shower room. Further benefits include, 10 yr New Build Warranty, electric car charging point, double glazing, under floor heating on the ground floor, parking for several cars and a delightful enclosed rear garden. 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

Stairs to first floor, open to:

Kitchen/Diner/Living Area

Rear aspect double glazed bi fold doors, front and side aspect windows, Range of eye and base level units, built in appliances, roll top surfaces, wood effect flooring.

Cloakroom

Low level w.c, wash hand basin

First Floor

Landing

Generous area with space for desk, doors to:

Bedroom

Rear aspect double glazed window, fitted wardrobes, radiator, door to:

En Suite

Frosted double glazed window, shower unit, low level w.c, wash hand basin, tiled walls, wall mounted towel rail

Bedroom

Side aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator, fitted wardrobes.

Bathroom

Frosted double glazed window, shower unit, low level w.c, wash hand basin, wall mounted towel rail, tiled walls.

Garden

In our opinion a lovely feature of this home, paved and decked area with light and the remainder laid to lawn, fencing.

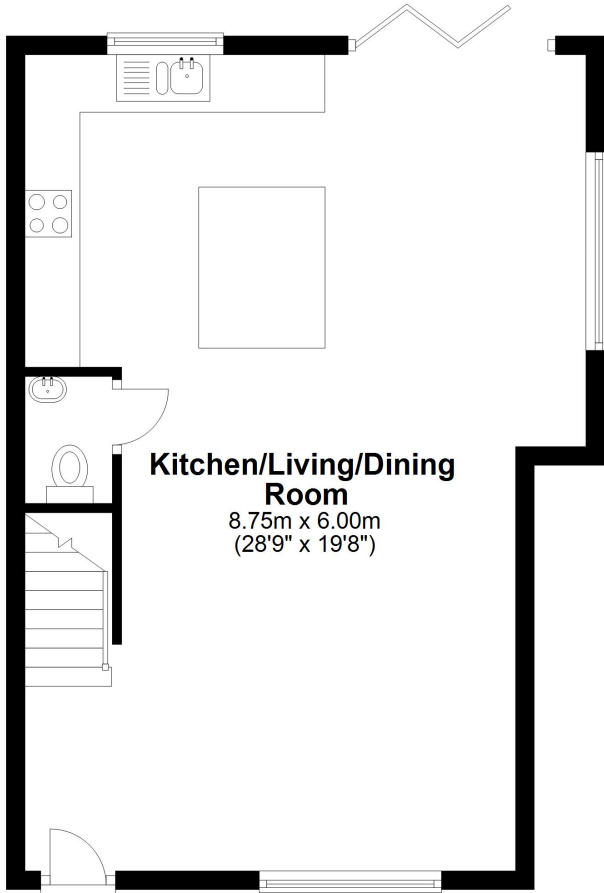


FLOORPLAN



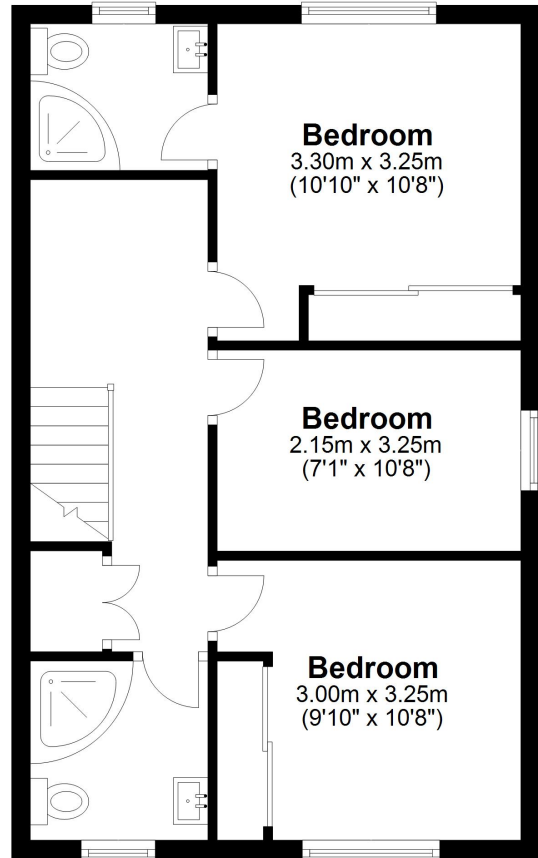
Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 94.7 sq. metres (1019.0 sq. feet)