



## 13 Curling Vale, Guildford, Surrey. GU2 7PJ

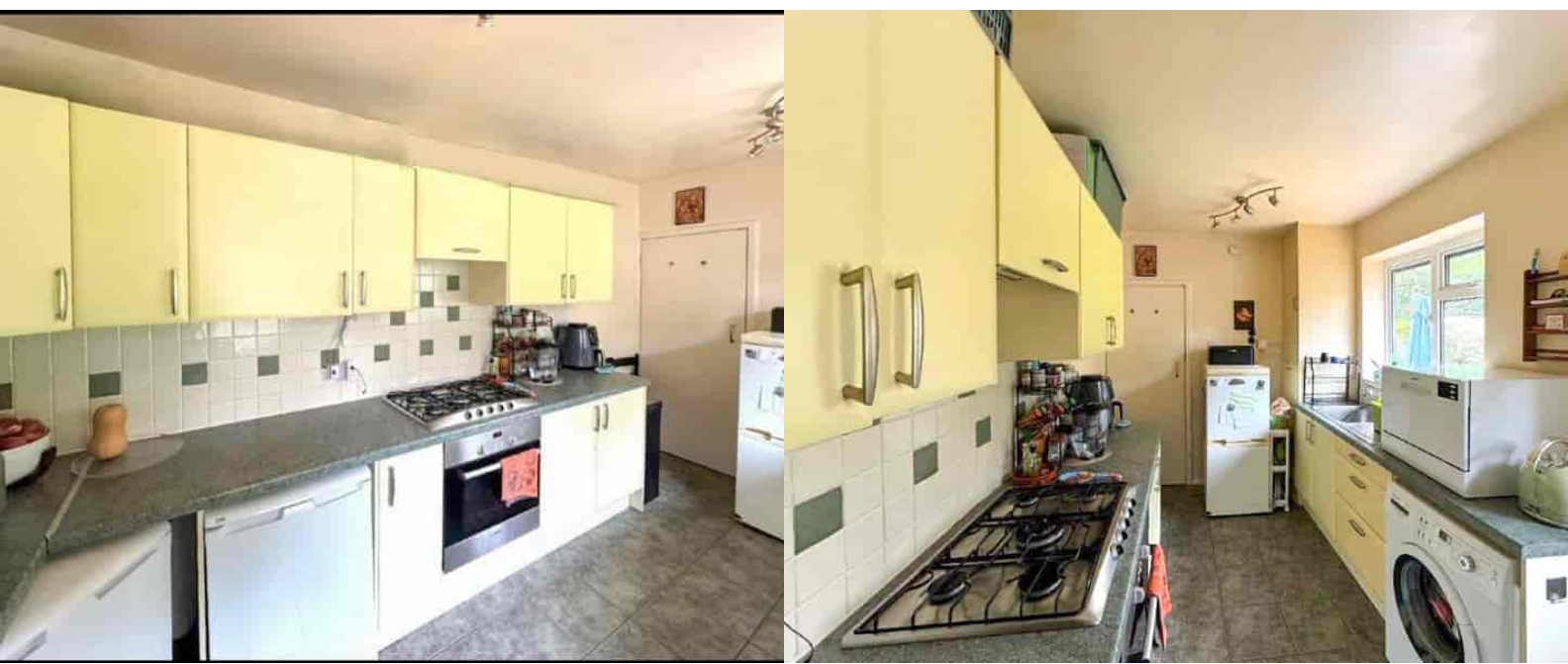
- Popular Location
- Four Bedrooms
- Lounge/Diner
- Kitchen
- Gas Central Heating
- Double Glazed
- Must Be Seen
- Enclosed Rear Garden
- Shower Room
- Ground Floor Bathroom





## PROPERTY DESCRIPTION

Situated in the ever popular Onslow Village this charming property is ideally located for schooling, nearby excellent infant, junior and secondary and for commuting as Guildford main line station is less than a 10 min walk. The ground floor offers a fitted kitchen, lounge diner, bathroom and two bedrooms whilst the first floor benefits from two bedrooms and shower room. Further benefits include gas central heating, double glazing and a substantial private rear garden which has ample space for office/cabin . Local amenities are nearby as is the Royal Surrey County hospital, University and research park but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge/Diner

Front and side aspect double glazed windows, radiator

#### Kitchen

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

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bathroom

Frosted double glazed window, low level w.c., wash hand basin over vanity unit, panel enclosed bath,

### First Floor

#### Landing

Doors to:

#### Shower Room

Rear aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bathroom

Frosted double glazed window, tiled walls, low level w.c., wash hand basin.

### Outside

#### Gardens

Rear garden, paved area with the remainder laid to lawn, space for cabin/home office, side access via gate and further side garden leading to front lawn area.

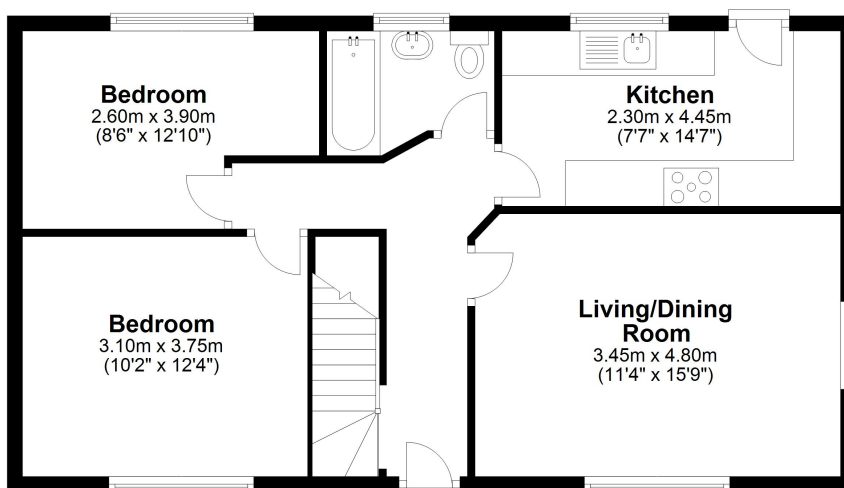


# FLOORPLAN



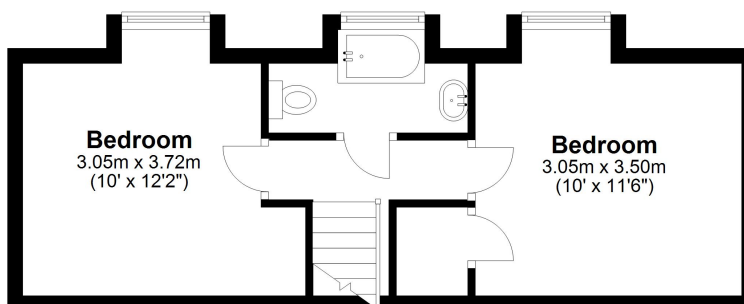
## Ground Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



## First Floor

Approx. 30.4 sq. metres (326.7 sq. feet)



Total area: approx. 93.1 sq. metres (1001.8 sq. feet)