



# 82 Hazel Avenue, Guildford, Surrey. GU1 1NT

- Well Presented
- kitchen/Diner
- Four Bedrooms
- Three Bathrooms
- Lounge
- Dining/Family Room
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Off Road Parking



## PROPERTY DESCRIPTION

This well presented semi detached home comes to the market offering spacious living accommodation. The ground floor offers a lovely kitchen/diner, separate lounge, dining/family room and shower room whilst the first floor boasts four bedrooms one with en suite and family bathroom. Further benefits include gas central heating, double glazing, enclosed rear garden and off road parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Doors to

#### lounge

Front aspect window, radiator

#### Dining/Family Room

Front aspect window, radiator, door to kitchen/diner

#### Kitchen/Diner

Rear aspect window and doors, breakfast bar, range of eye and base level units, space to dine, radiator, door to:

#### Shower Room

Frosted double glazed window ,shower unit, low level w.c , wash hand basin, part tile walls

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Front and side aspect double glazed window, radiator, door to:

#### En Suite

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

#### Bedroom

Rear aspect double glazed window, radiator

#### Bedroom

Front aspect double glozed window, radiator

### Bedroom

Front aspect double glazed window, radiator

### Bathroom

Frosted double glazed window, panel enclose bath, low level w.c, wash hand basin

### Outside

#### Rear Garden

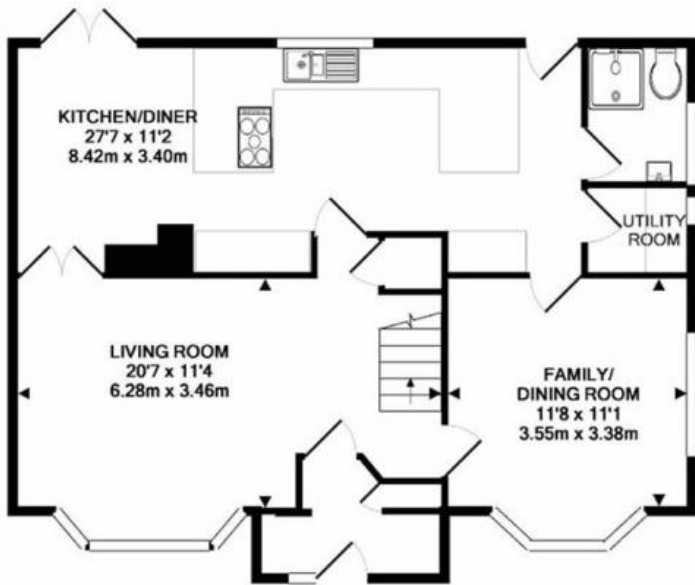
Patio with the remainder laid to lawn, panel fencing

#### Front Garden

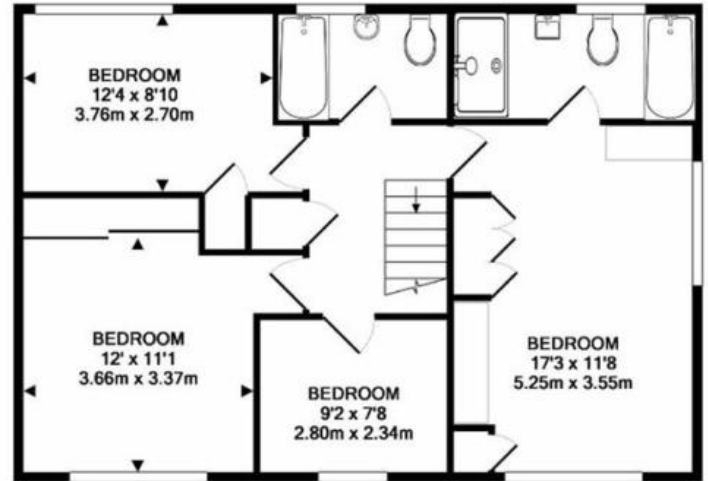
Offroad parking for several cars, side access via gate



# FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 769 SQ.FT.  
(71.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 727 SQ.FT.  
(67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1496 SQ.FT. (139.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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