

9 Waltham Avenue, GUILDFORD, Surrey. GU2 9QE

- Very Well Presented
- Three Bedrooms
- Two Reception Room
- Scope To Extend (STP)
- Cloakroom
- Gas Central Heating
- Double Glazed
- Must Be Seen
- Detached
- Parking



PROPERTY DESCRIPTION

This well presented, extended older style detached home comes to the market offering a spacious lounge/diner, cloakroom and a lovely fitted kitchen on the ground floor whilst the first floor boasts three bedrooms and smart shower room. Further benefits include gas central heating, double glazing, enclosed rear garden, off road parking and scope to extend (STP)Local amenities are nearby as are bus routes and A3 links but to fully appreciate what this home has to offer viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, radiator, doors to:

Lounge

Front aspect double glazed window, radiator, through to

Dining Room

Rear aspect double glazed doors, radiator

Kitchen

Rear aspect double glazed window and door, range of eye and base level units, roll top built in and space for appliances.

Cloakroom

Low level w.c, wash hand basin, wall mounted boiler.

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bathroom

Shower unit, tiled walls, low level w.c, wash hand basin, radiator

Outside

Front Garden

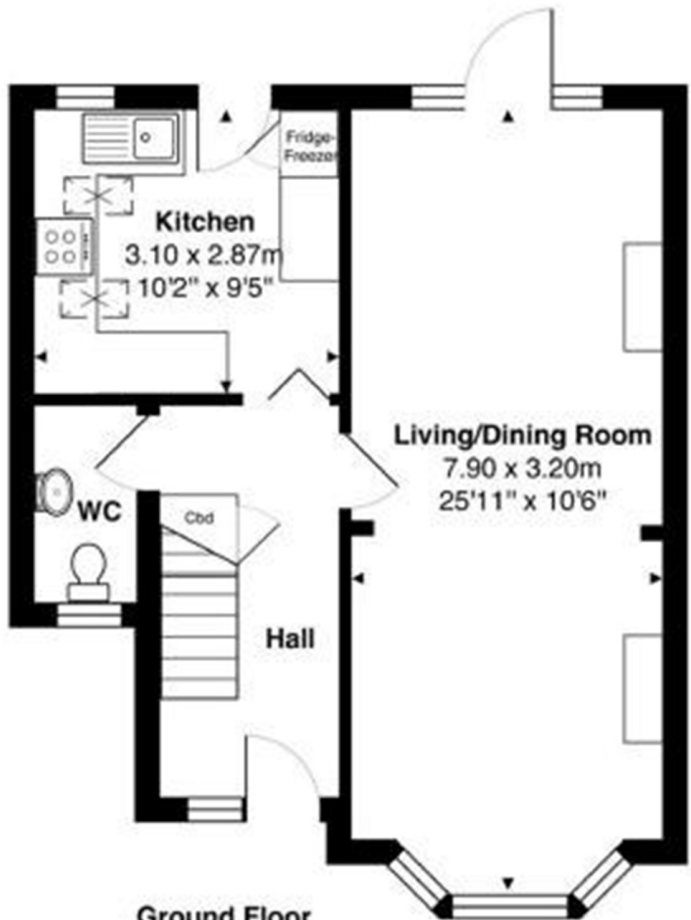
Off road parking.

Rear Garden

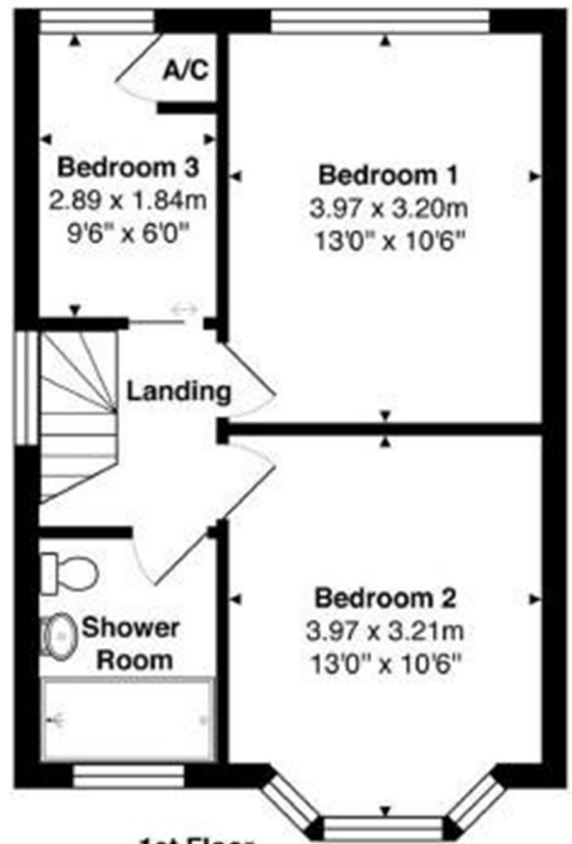
Side access via gate, patio area with the remainder mainly laid to lawn, panel fencing.



FLOORPLAN



Ground Floor
Gross Internal Area 44.8 m² ... 482 ft²



1st Floor
Gross Internal Area 39.8 m² ... 429 ft²

Total Approx. Gross Internal Area 84.6 m² ... 911 ft²
All measurements are approximate and for display purposes only. Not to scale.

