



13 Alresford Road, Guildford, Surrey. GU2 7UG

- Very Well Presented
- Three Bedrooms
- Extended
- Two Bathrooms
- Fantastic Kitchen
- Family Room/Bedroom
- Study
- Garden Room
- Gas Central Heating
- Double Glazed



PROPERTY DESCRIPTION

A most convenient location for the town centre and mainline station being just a 12 minute walk according to Google and only 0.6 of a mile by foot. The road is an extension of the very popular Ridgemount that joins Guildford Park Rd where a Coop, Chemist and coffee shop can be found. The Onslow village schools are all within a short walk and the very popular County Secondary School is 0.6 of a mile or again a 12 minute walk.

This well presented, extended home comes to the market offering a fantastic Kitchen/diner/family room, study and shower room on the ground floor whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, parking, garage and an enclosed rear garden complete with garden room but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, door to:

Kitchen

Range of eye and base level units, built in appliances, side aspect double glazed window, large island with seating open plan to:

Family Room

Rear aspect bi fold doors, space to dine

Study

Front aspect double glazed window, radiator

Shower Room

Low level w.c, shower unit, wash hand basin

First Floor

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bathroom

Double glazed window, panel enclosed bath, low level w.c, wash hand basin

Outside

Garden

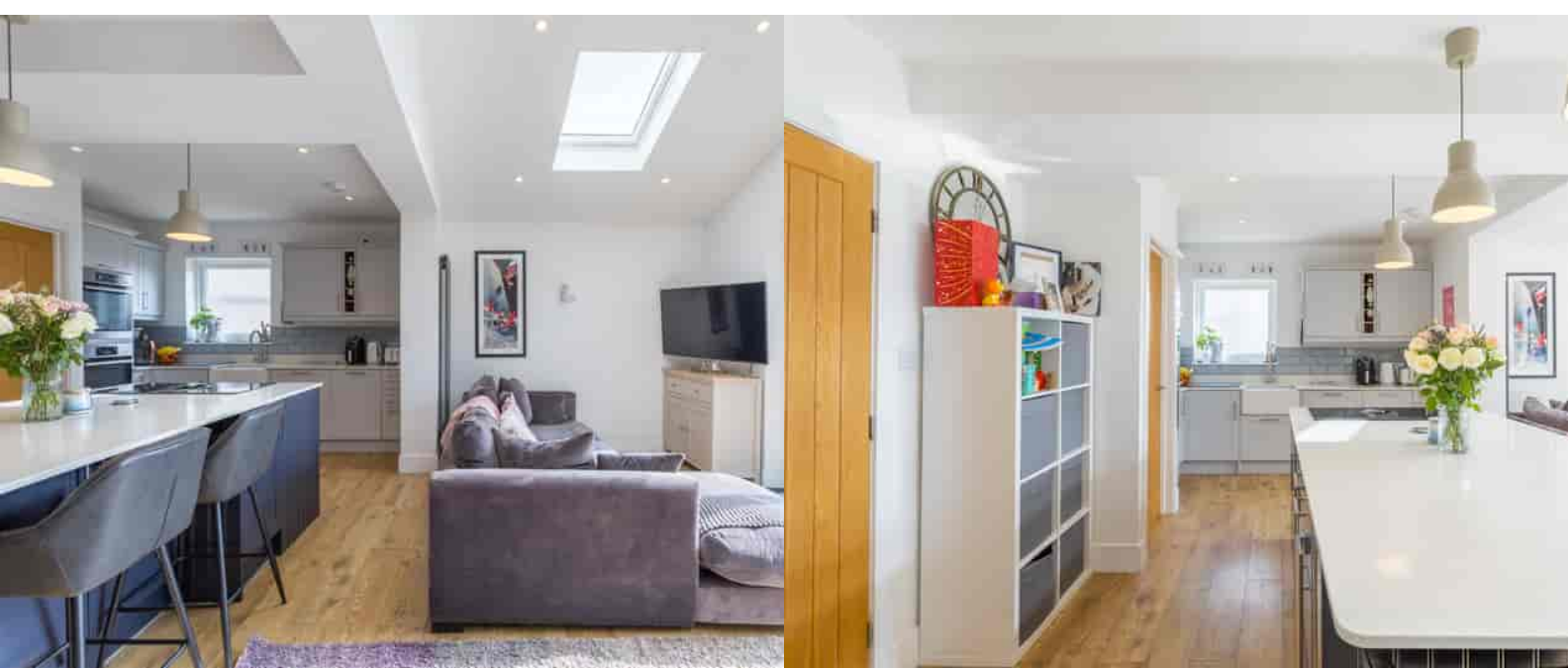
Paved area with the remainder laid to lawn, panel fencing, access to garage and garden room

Garden Room

Power and light

Garage

Up and over door

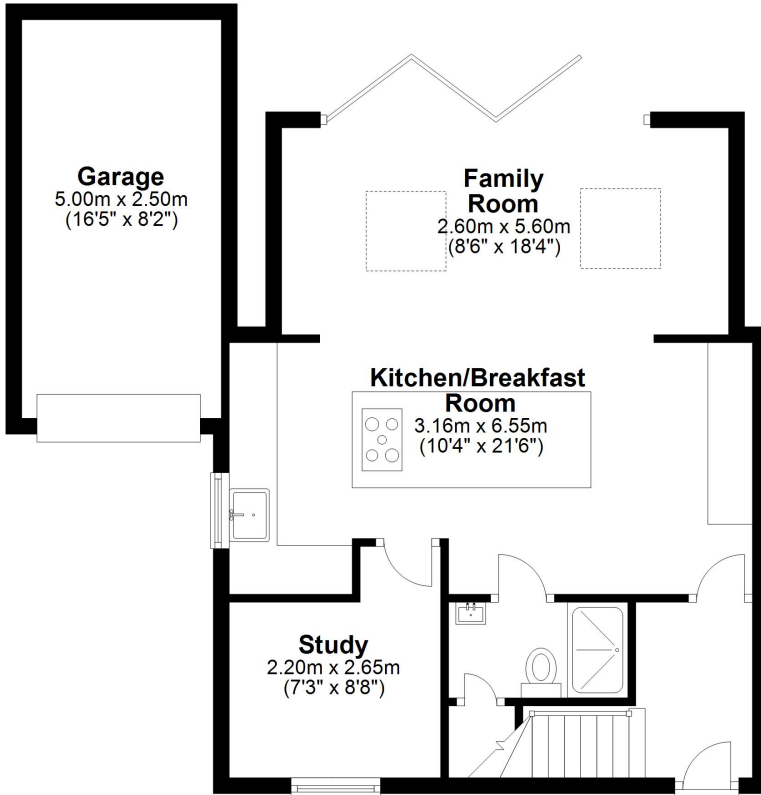


FLOORPLAN



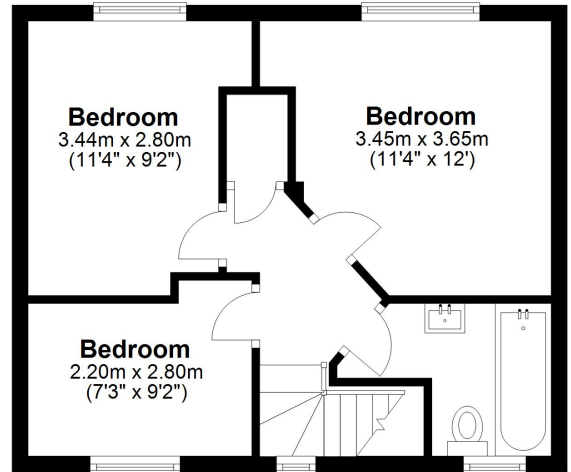
Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



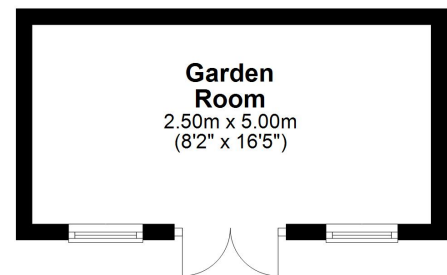
First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Garden Room

Approx. 12.5 sq. metres (134.5 sq. feet)



Total area: approx. 111.7 sq. metres (1202.1 sq. feet)