



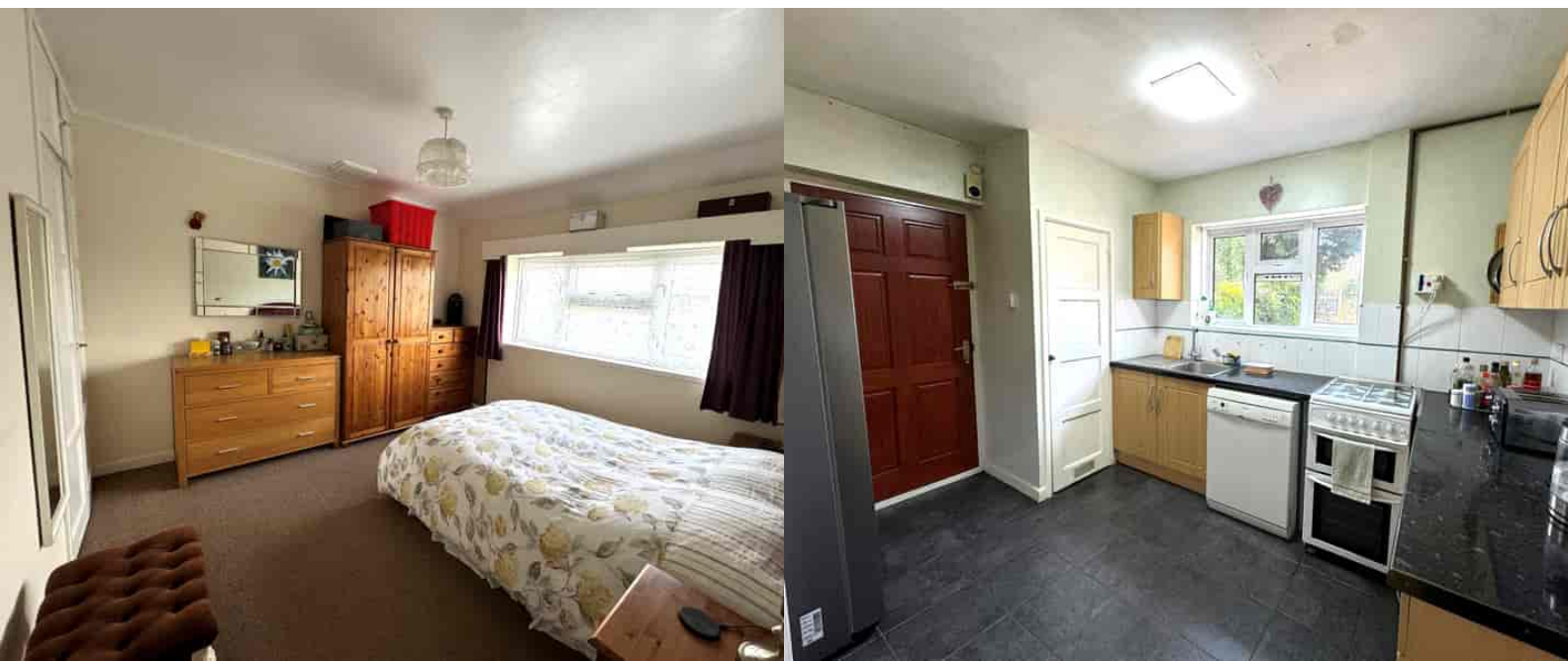
51 Hazel Avenue, Guildford, Surrey. GU1 1NS

- Well Maintained
- Three Bedrooms
- Two Reception Rooms
- Utility Area
- Cloakroom
- Scope To Extend (STP)
- Enclosed Rear Garden
- Parking
- Gas Central Heating
- No Onward Chain



PROPERTY DESCRIPTION

This well maintained semi detached home comes to the market offering fantastic scope to extend (STP) The ground floor offers two separate reception rooms, kitchen and useful utility area and cloakroom on the ground floor whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, parking and a generous enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the potential and accommodation viewings are highly recommended. No Onward Chain.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, radiator, doors to:

Lounge

Front aspect double glazed window, radiator, door to dining room

Kitchen

Rear aspect double glazed window, range of units, roll top surface, space for appliances, larder style cupboard., door to:

Inner Lobby/Utility Area

Front and rear aspect doors, space for appliances, cloakroom

First Floor

Bedroom

Front aspect double glazed window, radiator, built in cupboard.

Bedroom

Rear aspect double glazed window, built it cupboard

Bedroom

Front aspect double glazed window, built in cupboard

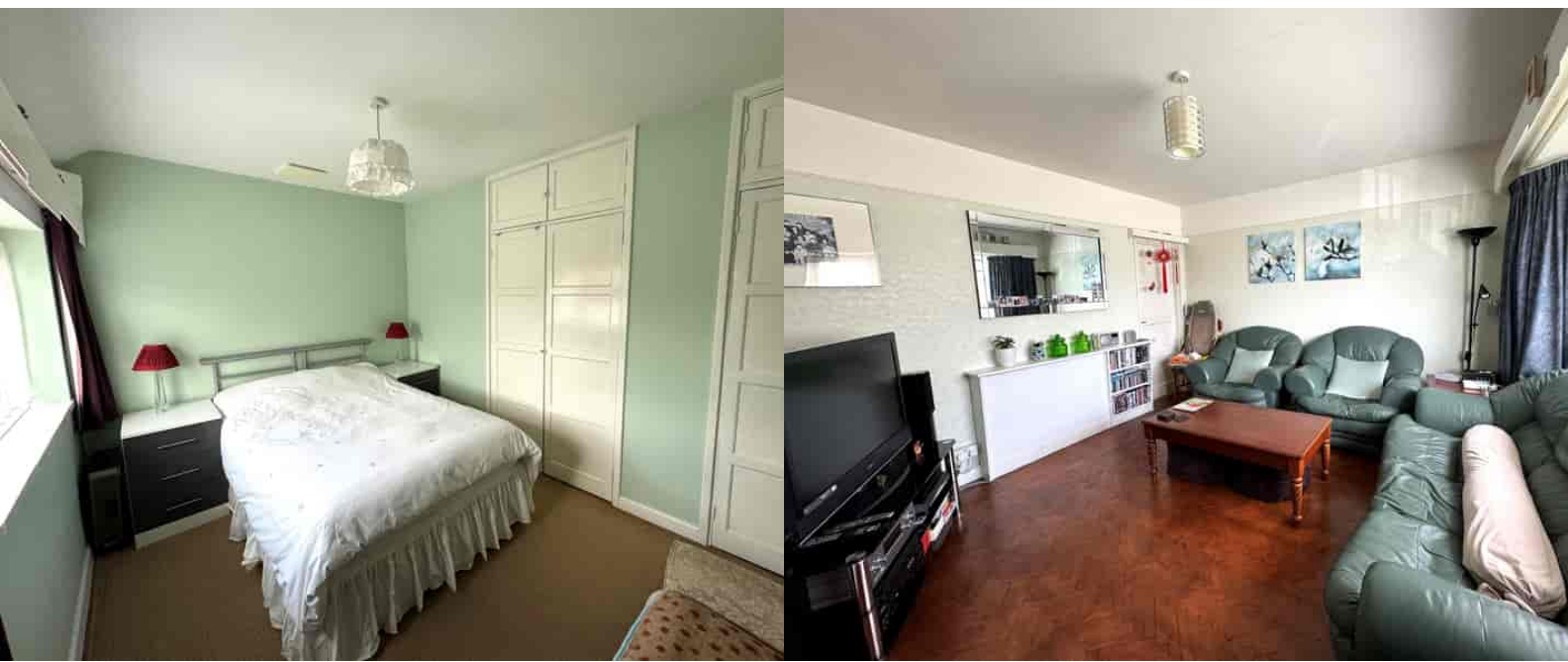
Bathroom

Frosted double glazed window, panel enclosed bath, low level w.c, wash hand basin, part tiled walls, radiator

Outside

Garden

In our opinion a lovely features of this property. Patio, lawn and bedding areas. Useful outbuilding, fencing. Parking to the front.

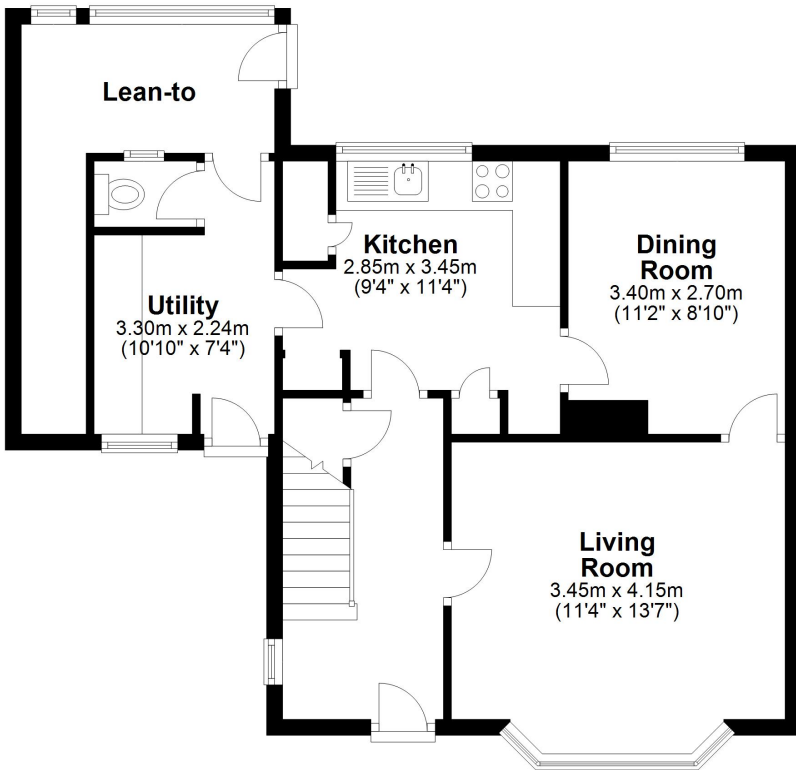


FLOORPLAN



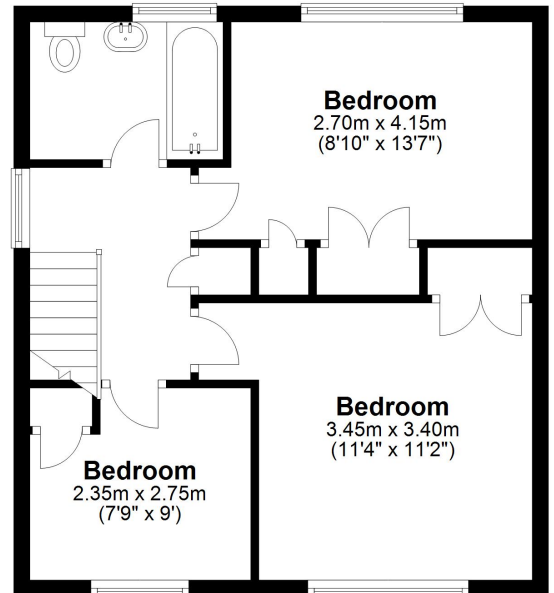
Ground Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 103.5 sq. metres (1114.5 sq. feet)