

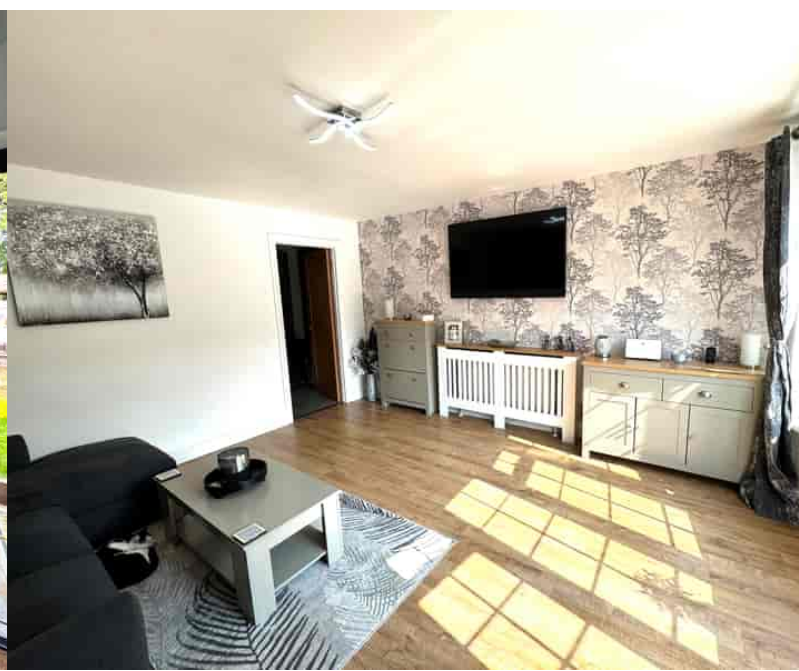
17 Mandeville Close, GUILDFORD, Surrey. GU2 9YA

- Extended
- Very Well Presented
- Lounge
- Kitchen/Diner
- Study
- Cloakroom
- Three Bedrooms
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden



PROPERTY DESCRIPTION

Situated in a cul de sac location this beautifully presented, extended home comes to the market offering a lounge, cloakroom, study and fantastic kitchen diner complete with bi fold doors on the ground floor whilst the first floor offers three bedrooms and lovely bathroom. Further benefits include gas central heating, double glazing, off road parking and a delightful rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Doors to:

Cloakroom

Low level w.c, wash hand basin, side aspect double glazed window, radiator.

Lounge

Front aspect double glazed window, radiator, wood effect flooring, through to:

Inner lobby

Stairs to first floor landing, through to:

Kitchen/diner

Side aspect double glazed window, rear aspect double glazed bi fold doors, range of eye and base level units, space for appliances, tiled flooring, velux style windows, radiator, door to:

Study

Rear aspect double glazed window. radiator.

First Floor

Landing

Side aspect double glazed window, loft access, doors to:

Bedroom

Front aspect double glazed window, , radiator, fitted wardrobes.

Bedroom

Rear aspect double glazed window, radiator, wardrobe space

Bedroom

Rear aspect double glazed window, fitted wardrobe, radiator

Bathroom

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

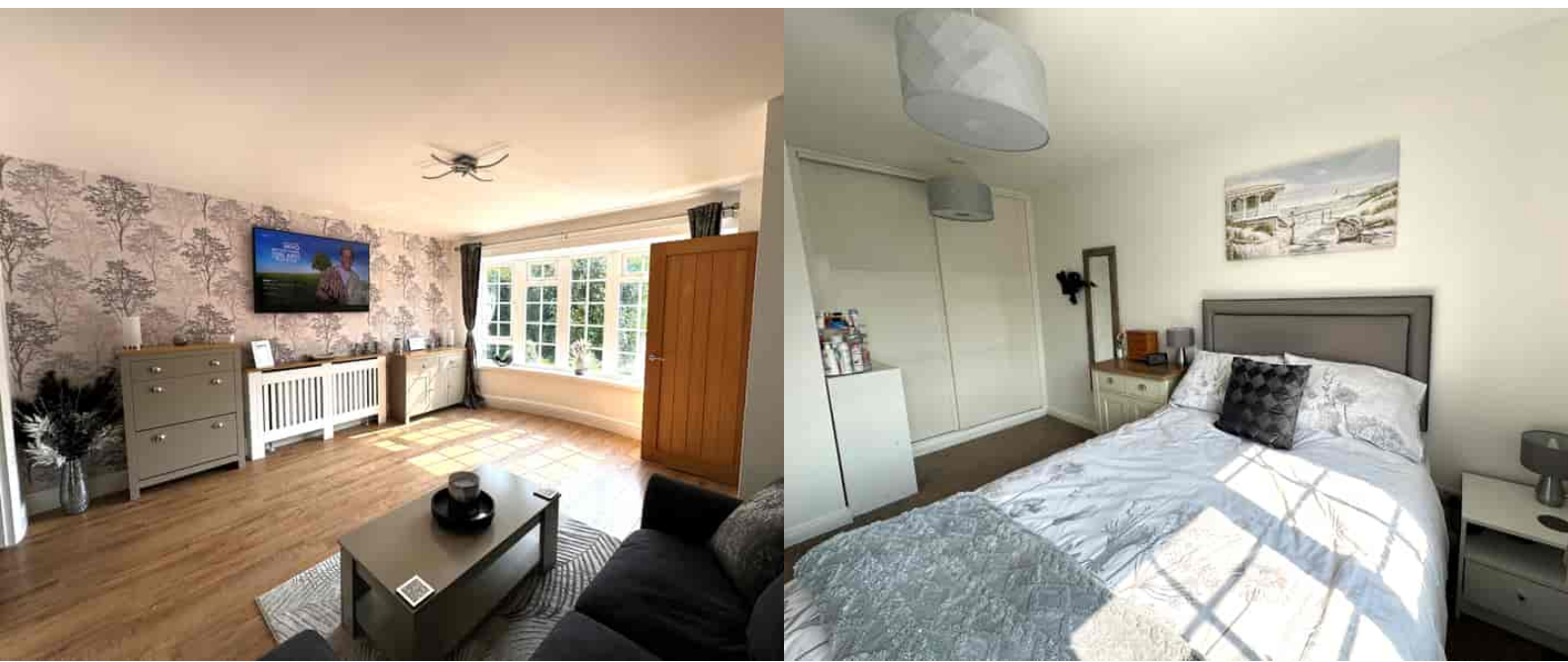
Outside

Rear Garden

In our opinion a great feature this home with a lovely outlook. Patio area with the remainder laid to lawn, pergola and seating area, outbuilding for storage.

Front Garden

Beautifully maintained, off road parking, side access via gate

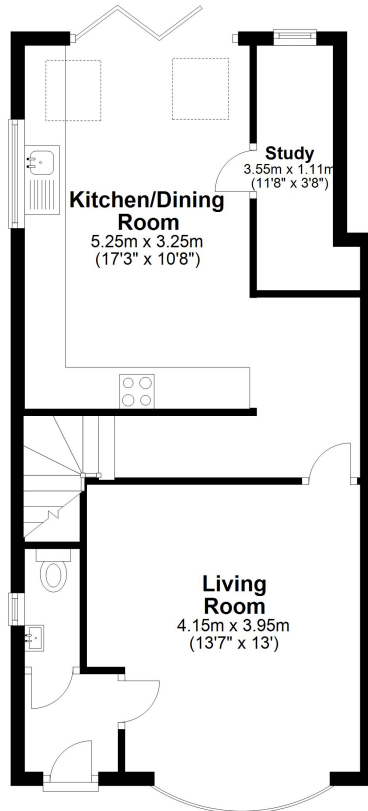


FLOORPLAN



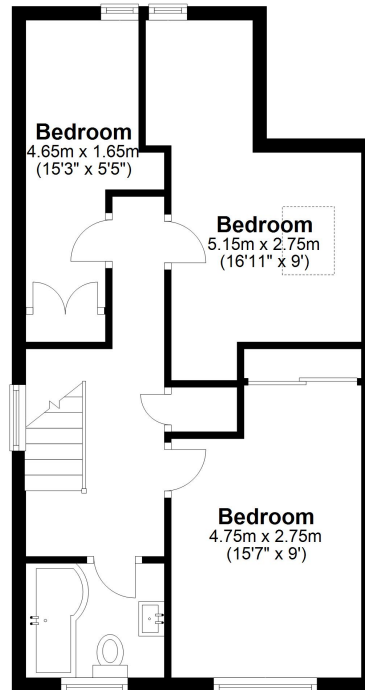
Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.6 sq. feet)