

SOLD STC

£535,000 Freehold



7 Pickering Place, Guildford, Surrey. GU2 8AH

- No Onward Chain
- Three Double Bedrooms
- Three Bathrooms
- Gas Central Heating
- Double Glazed
- Convenient Location
- Enclosed Rear Garden
- Garage
- Parking
- Living/Kitchen Dining Room



PROPERTY DESCRIPTION

This well presented and conveniently located home comes to the market offering accommodation over three floors. The ground floor offers access to garage, open plan living/dining area , fitted kitchen and cloakroom. The first floor offers two double bedrooms both with fitted wardrobes and one en suite and family bathroom whilst the second floor boasts another double bedroom with en suite. Further benefits include gas central heating, double glazing, enclose rear garden and parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, door to garage, doors to:

Cloakroom

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

Kitchen/Living/Dining Room

Rear aspect double glazed doors and window, range of units, space for appliances, space to dine, radiator

First Floor

Landing

Stairs to second floor, doors to:

Bedroom

Front aspect double glazed window, radiator, fitted wardrobes, radiator, door to:

En Suite

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

Bedroom

Rear aspect double glazed window, radiator, fitted wardrobes.

Bathroom

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

Second Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, radiator, door to:

En suite

Light tunnel, shower unit, low level w.c, wash hand basin

Outside

Garden

Patio area with the remainder laid to lawn, parking to the front, access to garage

Garage

Up and over door

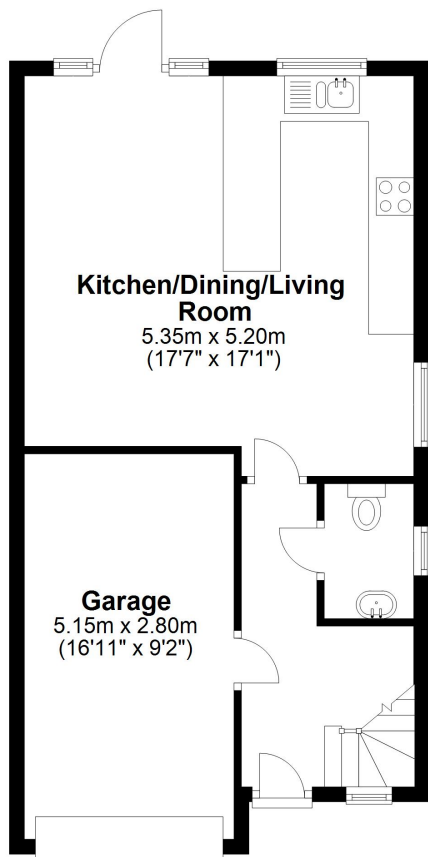


FLOORPLAN



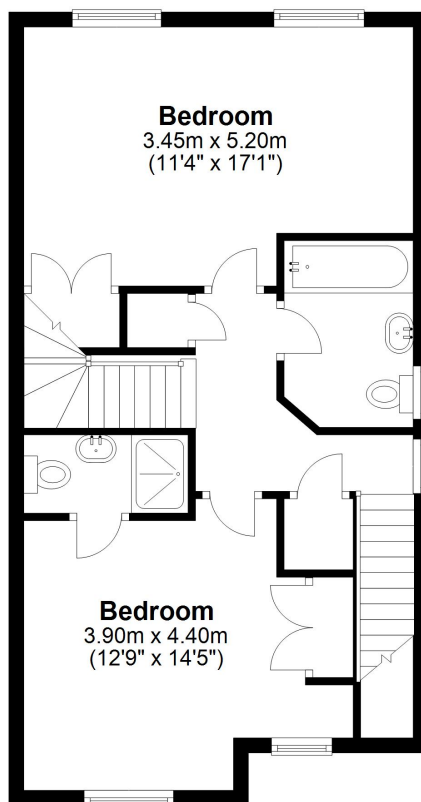
Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



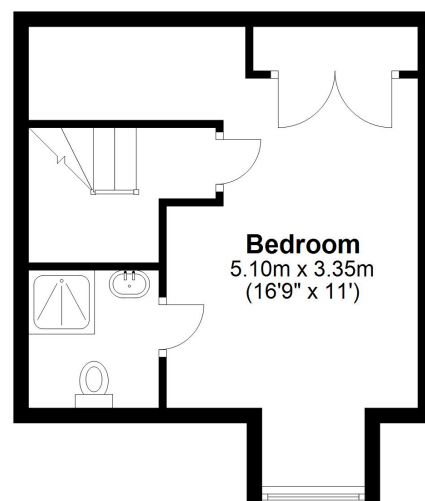
First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



Second Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 130.9 sq. metres (1409.0 sq. feet)