



15 Rydes Avenue, Guildford, Surrey. GU2 9SR

- Beautifully Presented
- Extended
- Popular Location
- Cul De Sac
- Three Bedrooms
- Kitchen/Diner/Family Room
- Separate Living Room
- Cloakroom
- Enclosed Rear Garden
- Parking



PROPERTY DESCRIPTION

Situated in a cul de sac location in the ever popular Rydes Hill area, this beautifully presented, extended home come to the market having been updated by the current vendors. The ground floor offers a separate living room, cloakroom, fantastic kitchen/diner/family room and a generous utility room whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, parking and an enclosed rear garden. Local amenities are nearby as are bus routes but to truly appreciate the accommodation and finish to this stunning home viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor, herringbone style flooring, doors to:

Cloakroom

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

Living Room

Front aspect double glazed window, feature fireplace, radiator, useful built in storage, herringbone style flooring.

Kitchen/Diner/Family Room

Rear aspect double glazed bi fold doors, roof lantern, range of eye and base level units, built in appliances, Quartz worktop, breakfast bar, radiator, wood effect flooring, open plan to dining and family room area.

Utility Room

Side aspect double glazed window, wall mounted boiler, butler style sink, roll top surfaces.

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator, feature fireplace.

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

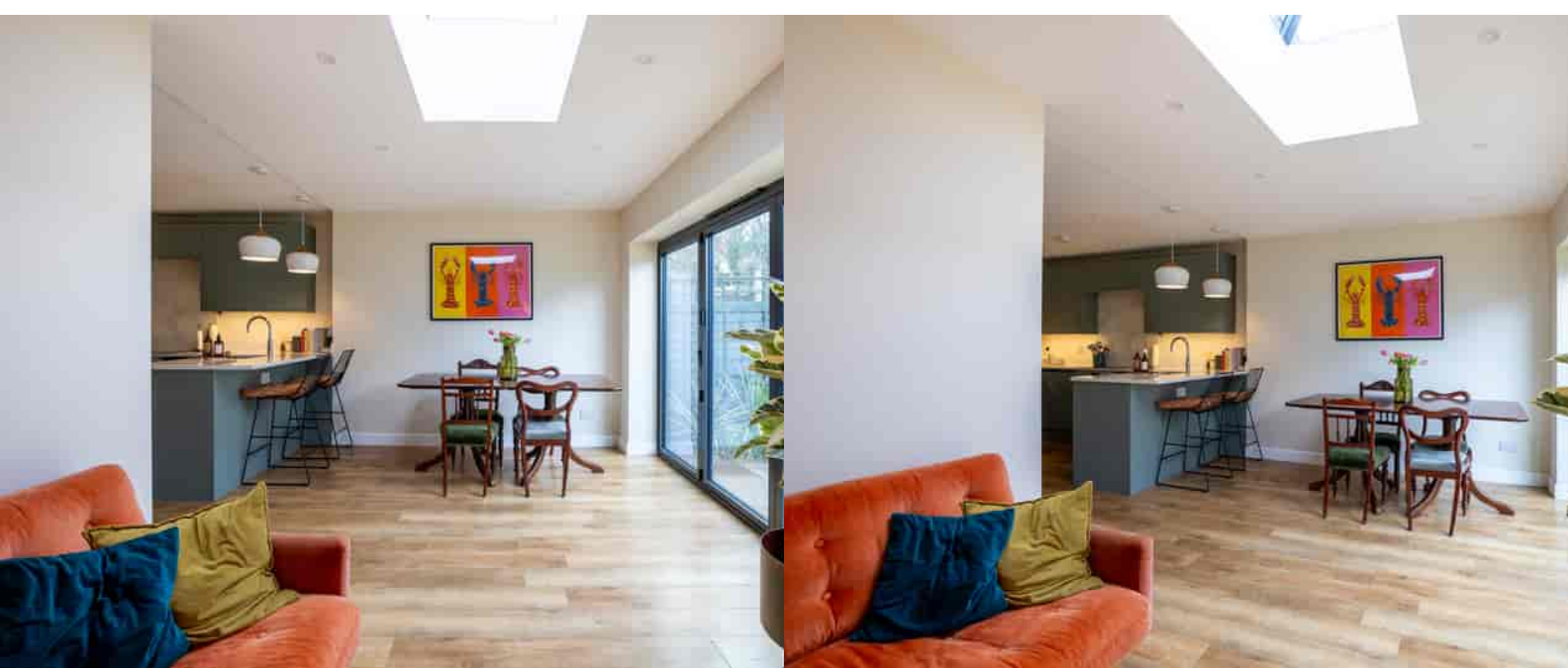
Bathroom

Double glazed window, fully tiled , panel enclose bath, low level w,c, wash hand basin, wall mounted heated towel rail

Outside

Garden

Side access, patio area with the remainder laid to lawn, shed , backing onto common land.

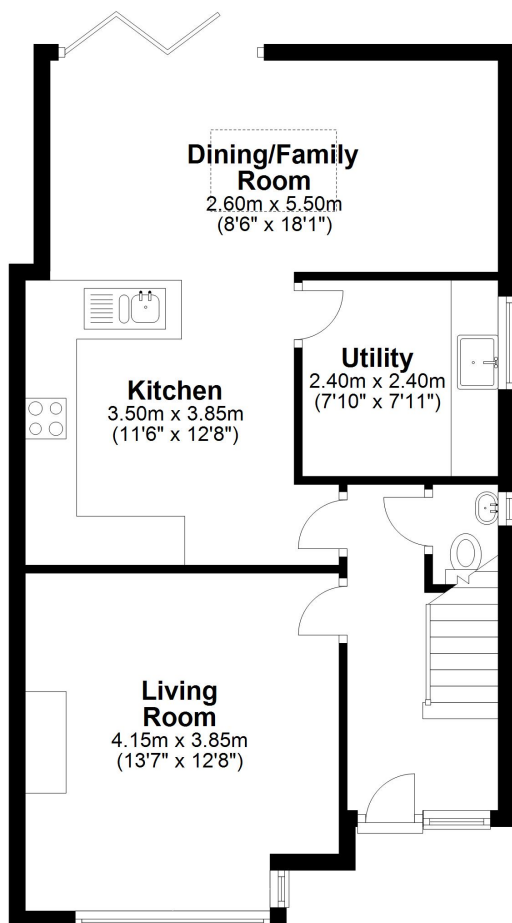


FLOORPLAN



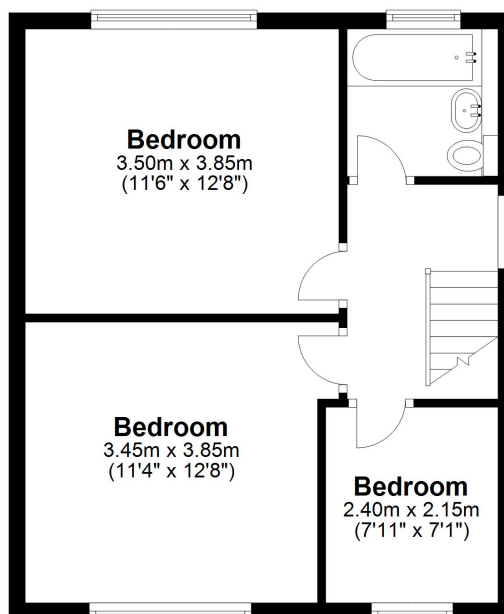
Ground Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)