

77 Almond Close, Guildford, Surrey. GU1 1NW

- Three Bedrooms
- Two Bathrooms
- Lounge/Diner
- Fitted Kitchen
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed
- Off Road Parking
- Well Presented
- Must Be Seen



PROPERTY DESCRIPTION

Situated in a cul de sac location this well presented semi detached home comes to the market offering a lounge/diner, fitted kitchen, and bedroom with en suite on the ground floor whilst the first floor benefits from two double 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 fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, rear aspect door leading to garden, space for appliances

lounge/Diner

Front aspect double glazed window, radiator, space to dine

Kitchen

Rear aspect double glazed window, range of units, roll top surfaces

Bedroom/Study

Front aspect double glazed window, radiator, door to

Shower Room

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

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator, fitted wardrobes.

Bedroom

Front aspect double glazed window, radiator

Bathroom

Double glazed window, panel enclosed bath, low level w.c, wash hand basin over vanity unit, tiled walls, wall mounted heated towel rail.

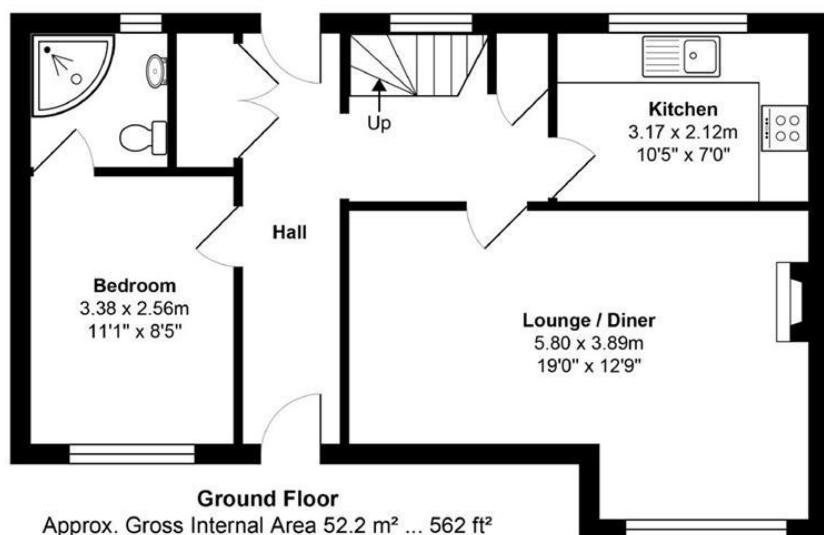
Outside

Garden

Patio area with the remainder laid to lawn, shed. Parking to the front for several cars.



FLOORPLAN



Total Approx. Gross Internal Area 84.9 m² ... 914 ft²
All measurements are approximate and for display purposes only. Not to scale.

