

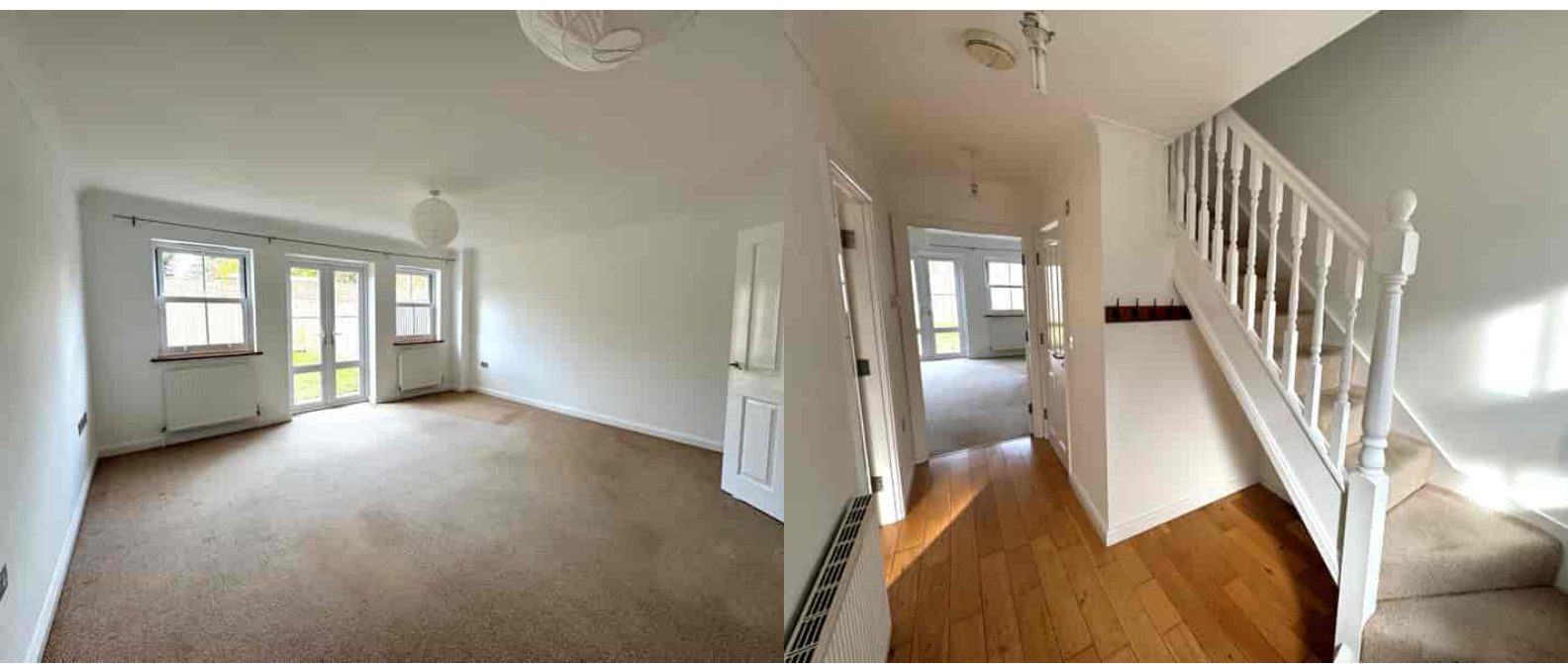
## 32 Percy Road, Guildford, Surrey. GU2 9PA

- No Onward Chain
- Three Bedrooms
- Two Bathrooms
- Cloakroom
- Enclosed Rear Garden
- Garage
- Double Glazed
- Cul De Sac Location
- Convenient Location
- Well Presented



### PROPERTY DESCRIPTION

Situated in a cul de sac location this well presented home come to the market offering accommodation over three floors. The ground floor benefits from a fitted kitchen, cloakroom and lounge whilst the first floor offers two bedrooms, bathroom and study area. The second floor benefits from a double bedroom with en suite. Further benefits include gas central heating, double glazing, garage, parking and an enclosed rear garden. Local amenities are nearby as are bus routes into Guildford Town centre but to fully appreciate the accommodation viewings are highly recommended. **NO ONWARD CHAIN**



## ROOM DESCRIPTIONS

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### Ground floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Kitchen

Front aspect double glazed window, range of units, space for appliances, wall mounted boiler

#### Lounge

Rear aspect double glazed window and doors, radiator

#### Cloakroom

Low level w.c, wash hand basin

### First Floor

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bathroom

Double glazed window, panel enclose bath, low level w.c, radiator

#### Study Area

### Second Floor

#### Bedroom

Velux style windows, radiator, door to :

#### En Suite

Shower unit, low level w.c, wash hand basin

### Outside

#### Garden

Patio and lawn area, panel fencing, side access via gate. Parking to the front

#### Garage

Up and over door

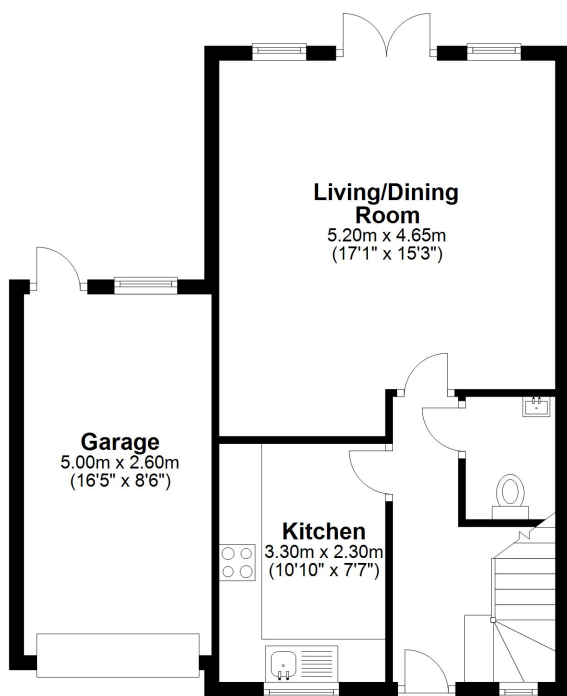


# FLOORPLAN



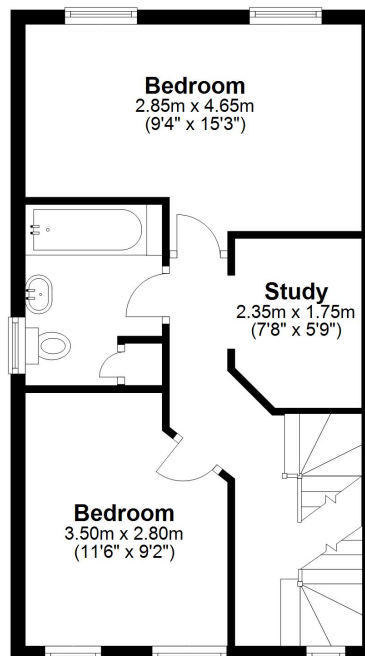
## Ground Floor

Approx. 53.5 sq. metres (575.6 sq. feet)



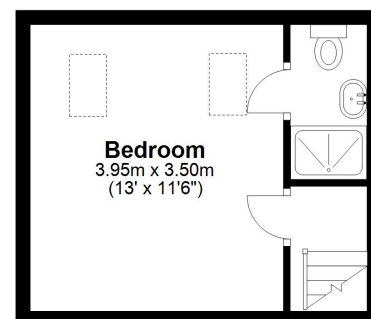
## First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



## Second Floor

Approx. 18.4 sq. metres (197.8 sq. feet)



Total area: approx. 111.8 sq. metres (1203.7 sq. feet)