



26 Maytree Close, Guildford, Surrey. GU1 1PJ

- Well Presented
- Three Bedrooms
- Scope To Extend (STP)
- Lounge
- Kitchen/Diner
- Two bathrooms
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed
- Garage & Car Port



PROPERTY DESCRIPTION

Situated in a cul de sac location this well presented semi detached home comes to the market offering scope to extend (STP). The ground floor offers a separate lounge, kitchen/diner and bathroom whilst the first floor boasts three bedrooms and shower room. Further benefits include gas central heating, double glazing, enclosed rear garden, car port , parking and garage. 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, radiator, doors to:

Lounge

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

Kitchen/Diner

Rear aspect double glazed doors, rear aspect double glazed window, wood effect flooring, range of units, space for appliances, door to:

Bathroom/Utility

Panel enclosed bath, wash hand basin, plumbing for washing machine, door to cloakroom, low level w,c, rear aspect door.

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator, wardrobes

Bedroom

Rear aspect double glazed window, radiator, wardrobes.

Bedroom

Front aspect double glazed window, radiator ,built in cupboard.

Shower Room

Frosted double glazed window, low level w,c, shower unit, wash hand basin, radiator

Outside

Rear Garden

Paved area with the remainder laid to lawn, access to garage.

Garage

Up and over door, power

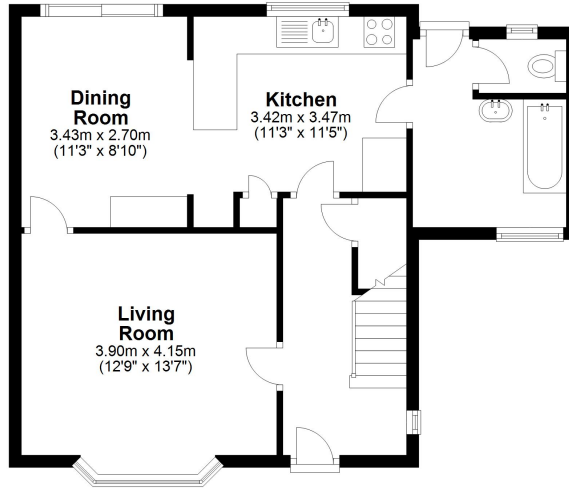


FLOORPLAN



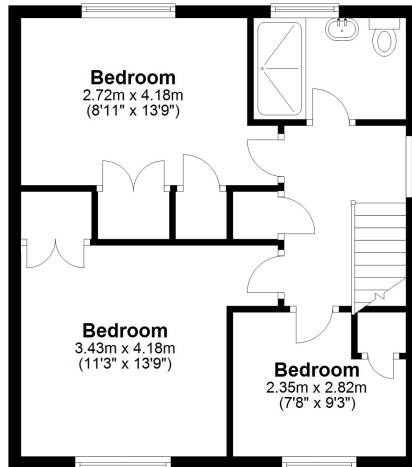
Ground Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



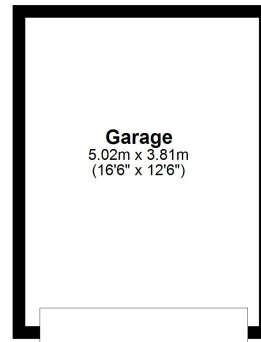
First Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Garage

Approx. 19.1 sq. metres (205.9 sq. feet)



Total area: approx. 116.7 sq. metres (1256.4 sq. feet)

Guildford Office
12c, Worplesdon Road, Guildford, GU2 9RW
01483 576300
info@hippsestateagents.co.uk