



## 9 Worplesdon Road, Guildford, Surrey. Gu2 9rw

- No Onward Chain
- Three Bedrooms
- Seperate Lounge
- Kitchen/Diner/Living Room
- Gas Central Heating
- Double Glazed
- Parking
- Enclosed Rear Garden
- Cloakroom
- Bathroom



## PROPERTY DESCRIPTION

This conveniently located and extended home comes to the market offering a separate lounge, cloakroom and generous kitchen/diner/living room on the ground floor whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, parking and enclosed rear garden. Local amenities are nearby as are bus routes 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:

#### Lounge

Currently used as a bedroom, front aspect double glazed window, radiator

#### Cloakroom

Low level w.c,

#### Kitchen/Diner/Living Room

Rear aspect double glazed window and doors, range of eye and base level units.

### Landing

#### Landing

Loft access, doors to:

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bedroom

Front aspect double glazed window, radiator

#### Bathroom

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

### Outside

#### Garden

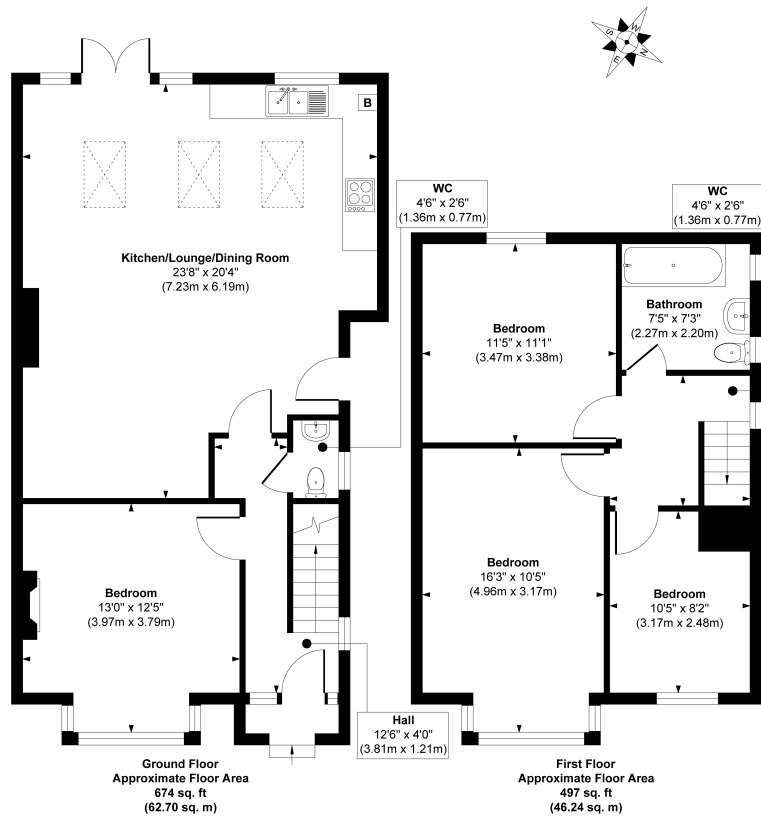
Mainly laid to lawn, panel fencing



# FLOORPLAN



9 Worplesdon Road



**Approx. Gross Internal Floor Area 1171 sq. ft / 108.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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