



## 32 Grange Road, Guildford, Surrey. GU2 9PY

- Detached
- Three Bedrooms
- Three Reception Rooms
- Well Presented
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Off Street Parking
- No Onward Chain
- Convenient Location



### PROPERTY DESCRIPTION

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This conveniently and well presented detached home comes to the market with No Onward Chain. Benefits include a lovely kitchen/diner and two further reception rooms on the ground floor whilst the first floor offers three bedrooms and bathroom. Further benefits include gas central heating, double glazing, off road 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

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Family Room

Front aspect double glazed window, radiator, through to:

#### Kitchen

Rear aspect double glazed window, range of eye and base level units, space for appliances.

#### Dining Room

Rear aspect double glazed window, radiator

#### Lounge

Front aspect double glazed window, radiator

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bedroom

Double glazed window, radiator

#### Bathroom

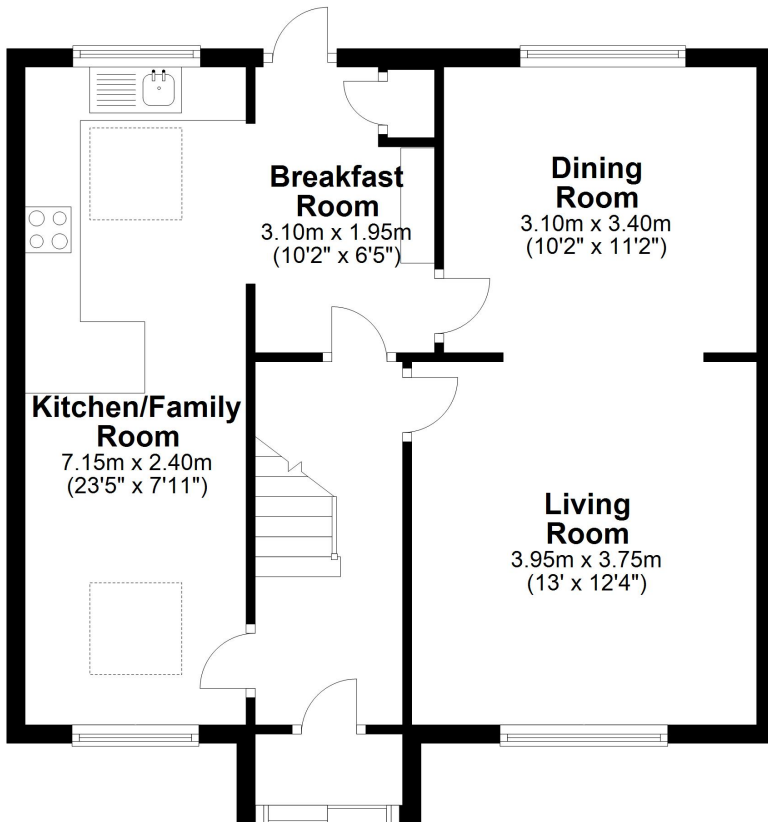


# FLOORPLAN



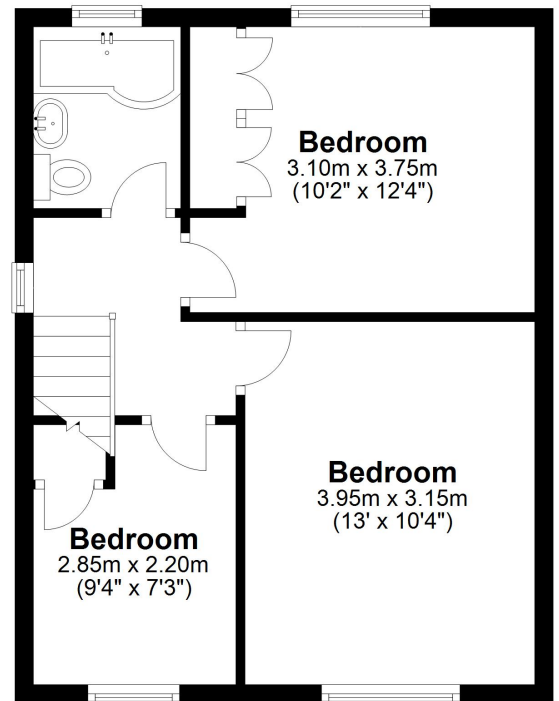
## Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 97.3 sq. metres (1047.6 sq. feet)