



## 3 Finch Road, Guildford, Surrey. GU1 4JB

- Three Double Bedrooms
- Two Bathrooms
- Well Presented
- Two Reception Rooms
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- South Facing Garden
- Cellar With Heating
- Close To Both Train Stations



### PROPERTY DESCRIPTION

Situated on Guildford Town centre this fantastic home comes to the market offering well presented accommodation over three floors.

The ground floor benefits from two separate reception rooms complete with solid wood flooring, one complete with log burner, generous fitted kitchen and access to a very useful cellar whilst the first floor offers two double bedrooms and a re fitted bathroom. The second floor boasts a fantastic double bedroom with en suite. Further benefits include gas central heating, double glazing and a truly delightful enclosed rear garden. Local amenities are very nearby as is the train station but to fully appreciate the accommodation viewings are highly recommended.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Living Room

Front aspect double glazed window, feature fireplace, solid wood flooring, radiator

#### Dining Room

Door to Basement, rear aspect door leading to garden, solid wood flooring, radiator

#### Kitchen

Side and rear aspect double glazed windows, range of eye and base level units, space for appliances, roll top surfaces.

#### Cellar

Power and light and a fantastic storage area.

### First Floor

#### Landing

Stairs to second floor, doors to:

#### 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, wash hand basin, part tiled walls.

### Second Floor

#### Bedroom

Velux style window, fitted wardrobes, rear aspect double glazed window, radiator, door to:

### En Suite

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

### Outside

#### Garden

Delightful garden, complete with patio and raised beds.

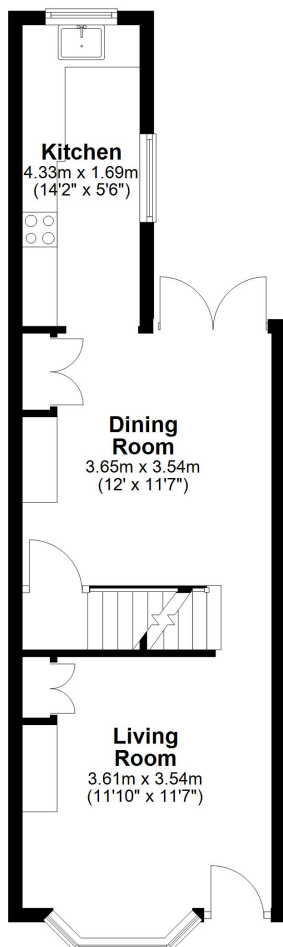


# FLOORPLAN



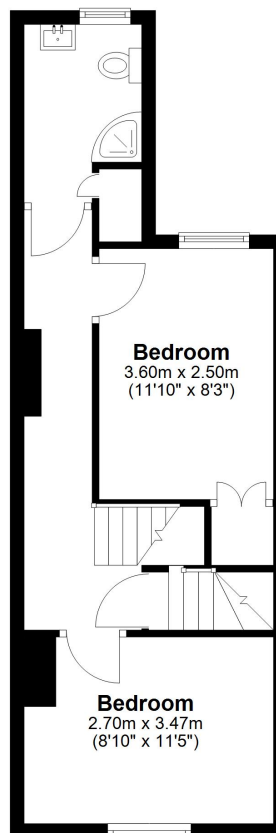
## Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



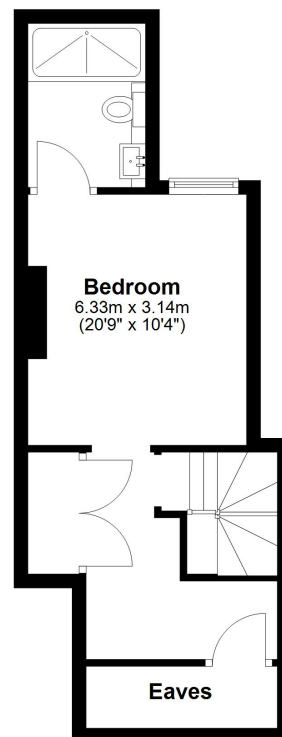
## First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



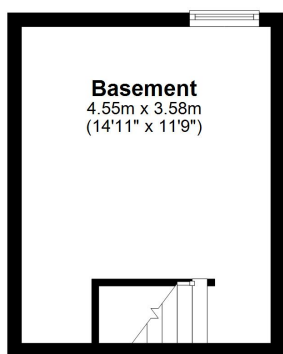
## Second Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



## Basement

Approx. 16.3 sq. metres (175.3 sq. feet)



Total area: approx. 125.3 sq. metres (1348.8 sq. feet)