



# 1 Dorrit Crescent, GUILDFORD, Surrey. GU3 3AL

- Three Bedrooms
- Kitchen/Diner
- Gas Central Heating
- Double Glazed
- Well Presented
- Generous Garden
- Parking
- No Onward Chain
- Must Be Seen
- Cloakroom



### PROPERTY DESCRIPTION

This well presented home comes to the market offering a fully fitted kitchen with appliances, space to dine, storage, cloakroom and a lounge/diner complete with oak flooring and under floor heating on the ground floor whilst the first floor boasts three bedrooms and family bathroom. Further benefits include gas central heating, double glazing, off road parking and generous enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the finish and living accommodation viewings are highly recommended. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Side aspect double glazed window, tiled under floor heating, doors to:

#### Cloakroom

Low level w.c, wash hand basin, over vanity unit, under floor heating.

#### Kitchen/Breakfast Room

Front aspect double glazed window, range of eye and base level units, built in appliances, under floor heating, roll top surfaces, useful storage cupboard.

#### Lounge/Diner

Rear aspect double glazed window and doors, under floor heating, wooden flooring, socket points.

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Two rear aspect double glazed windows, radiator, socket points.

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Front aspect double glazed window, radiator

### Bathroom

Frosted double glazed window, panel enclosed bath, low level w,c, wash hand basin over vanity unit, tiled walls.

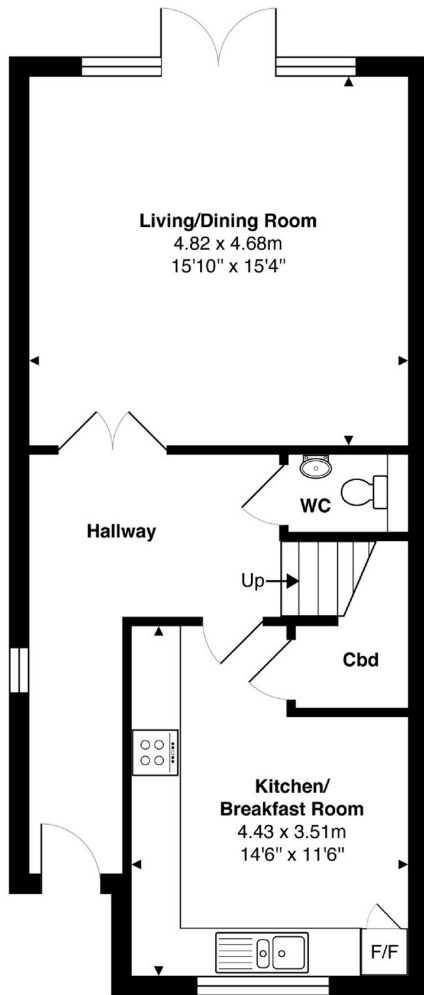
### Outside

#### Rear Garden

Patio area with the remainder laid to lawn, lovely pergola, fencing, side access via gate. Off road parking and car port to the front.

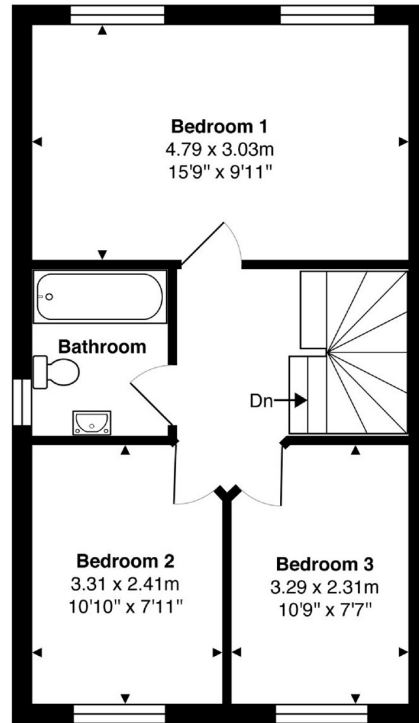


# FLOORPLAN



**Ground Floor**

Approx. Gross Internal Area 53.4 m<sup>2</sup> ... 574 ft<sup>2</sup>



**1st Floor**

Approx. Gross Internal Area 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>

**Total Approx. Gross Internal Area 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>**

All measurements are approximate and for display purposes only. Not to scale.