

UNDER OFFER

£435,000 Freehold



## 22 Yew Tree Drive, Guildford, Surrey. GU1 1PE

- Must Be Seen
- No Onward Chain
- Three Bedrooms
- Two Reception rooms
- Utility Area
- Cloakroom
- Enclosed Rear Garden
- Off Road Parking
- Gas Central Heating
- Double Glazed



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## PROPERTY DESCRIPTION

This well maintained semi detached home comes to the market offering a buyer scope to extend (STP) The ground floor benefits from two reception rooms, fitted kitchen, cloakroom and utility area whilst the first floor boasts three bedrooms and shower room. Further benefits include gas central heating, double glazing, off road 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

Front aspect window, radiator, fireplace, door to:

#### Dining Room

Rear aspect double glazed doors, radiator, door to:

#### Kitchen

Rear aspect double glazed window, range of units, space for appliances, roll top surfaces, heated towel rail, part tiled walls, door to

#### Utility Area

Rear aspect door, space for appliances, door to:

#### Cloakroom

Low level w.c, wash hand basin, front aspect window

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, fitted wardrobes, radiator

#### Bedroom

Front aspect double glazed window, radiator, fitted cupboard

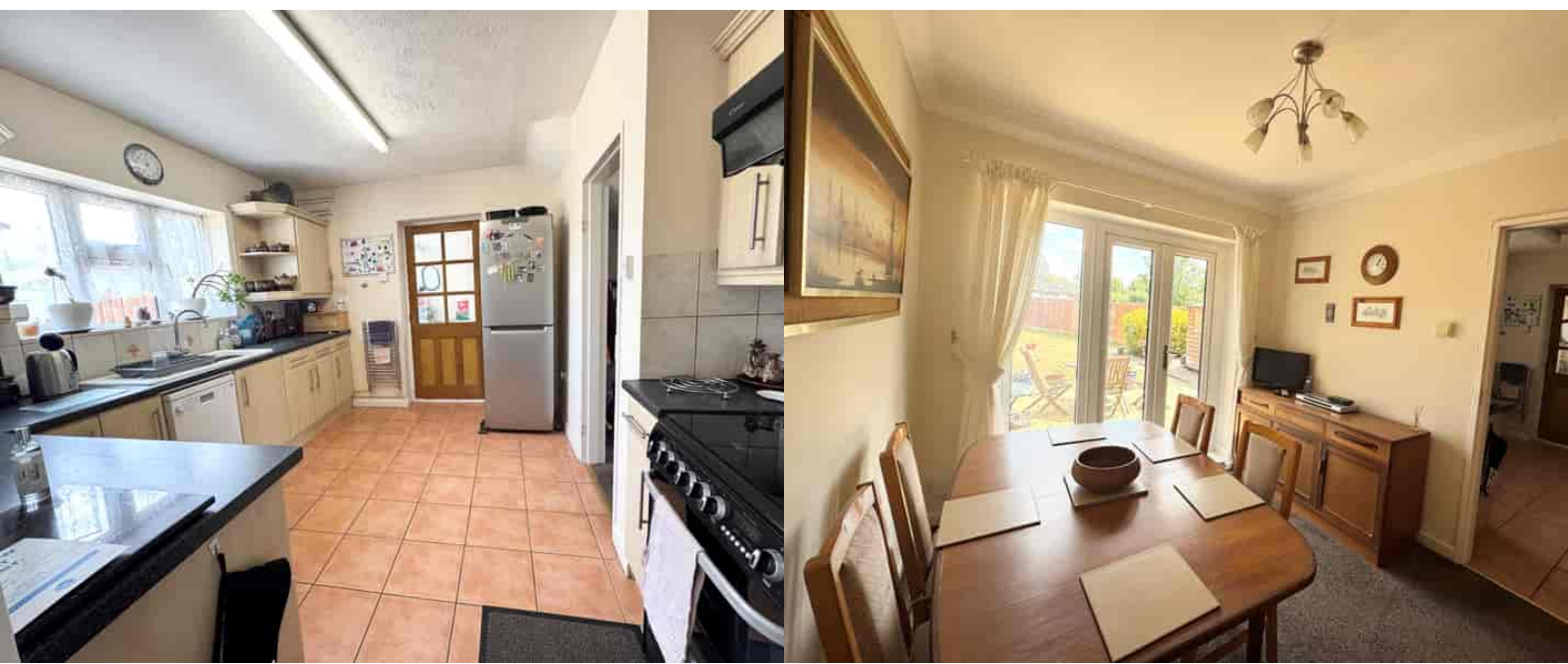
### Shower Room

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

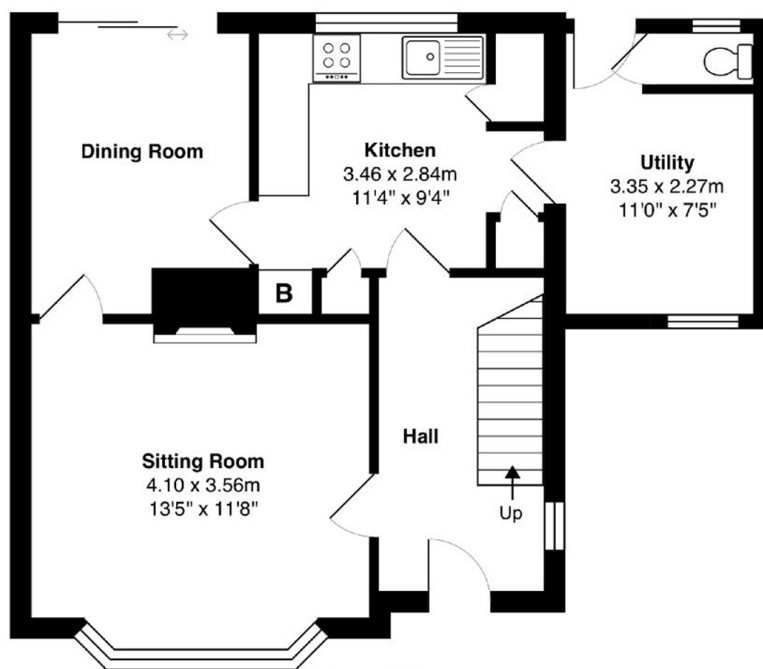
### Outside

#### Garden

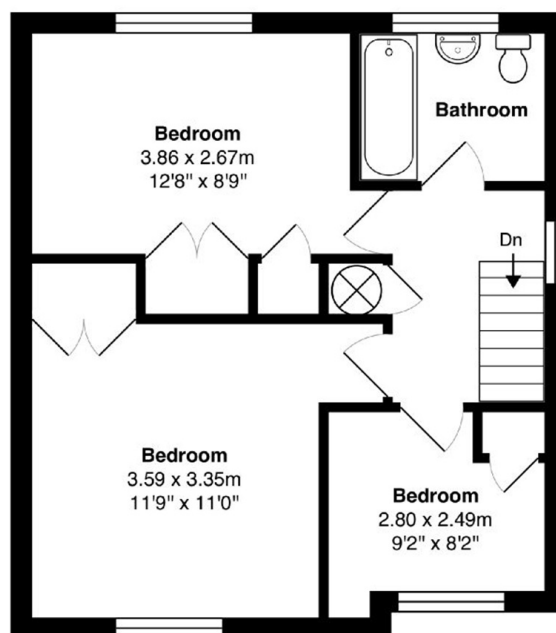
Patio area with the remainder laid to lawn,



# FLOORPLAN



Approx. Gross Internal Area 50.2 m<sup>2</sup> ... 540 ft<sup>2</sup>



Approx. Gross Internal Area 42.1 m<sup>2</sup> ... 454 ft<sup>2</sup>

**Total Approx. Gross Internal Area 92.4 m<sup>2</sup> ... 994 ft<sup>2</sup>**

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