



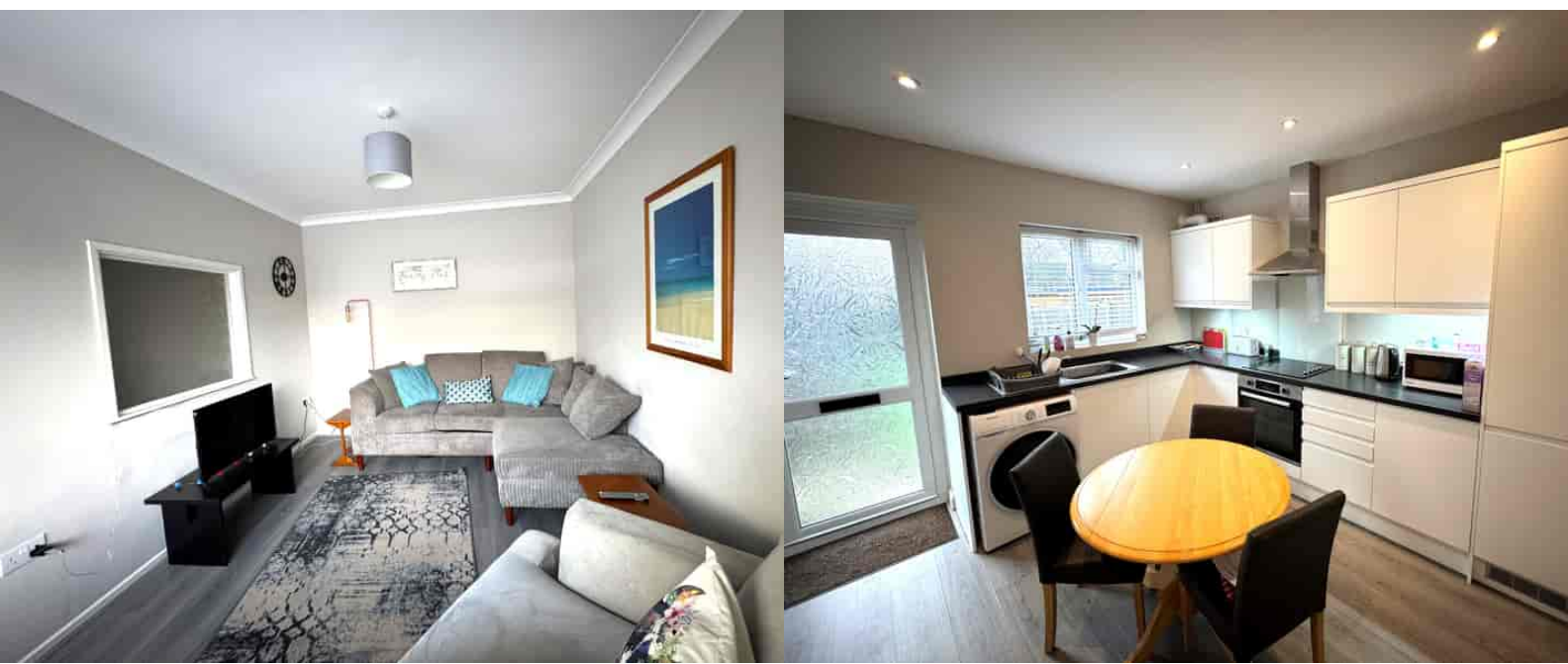
51 Ardmore Avenue, GUILDFORD, Surrey. GU2 9NJ

- Must Be Seen
- Kitchen Breakfast Room
- Generous Garden
- Detached Garage
- Gas Central Heating
- Double Glazed
- Three Bedrooms
- No Onward Chain
- Parking
- Scope To Extend (STP)



PROPERTY DESCRIPTION

This conveniently located and well presented detached homes comes to the market with further scope to extend (STP) The ground floor offers a separate lounge, shower room and kitchen Breakfast room whilst the first floor boats three bedrooms. Further benefits include gas central; heating double glazing, parking, generous rear garden and detached garage . Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Leading to:

Entrance Hall

Stairs to first floor, doors to:

Lounge

Front aspect double glazed window, radiator

Kitchen/Breakfast Room

Rear aspect double glazed window and door, radiator, range of units, space for appliances.

Shower Room

Double glazed window, shower unit, low level w.c, wash hand basin

First Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, radiator, fitted cupboard

Bedroom

Rear aspect double glazed window, radiator, fitted cupboard

Bedroom

Rear aspect double glazed window, radiator

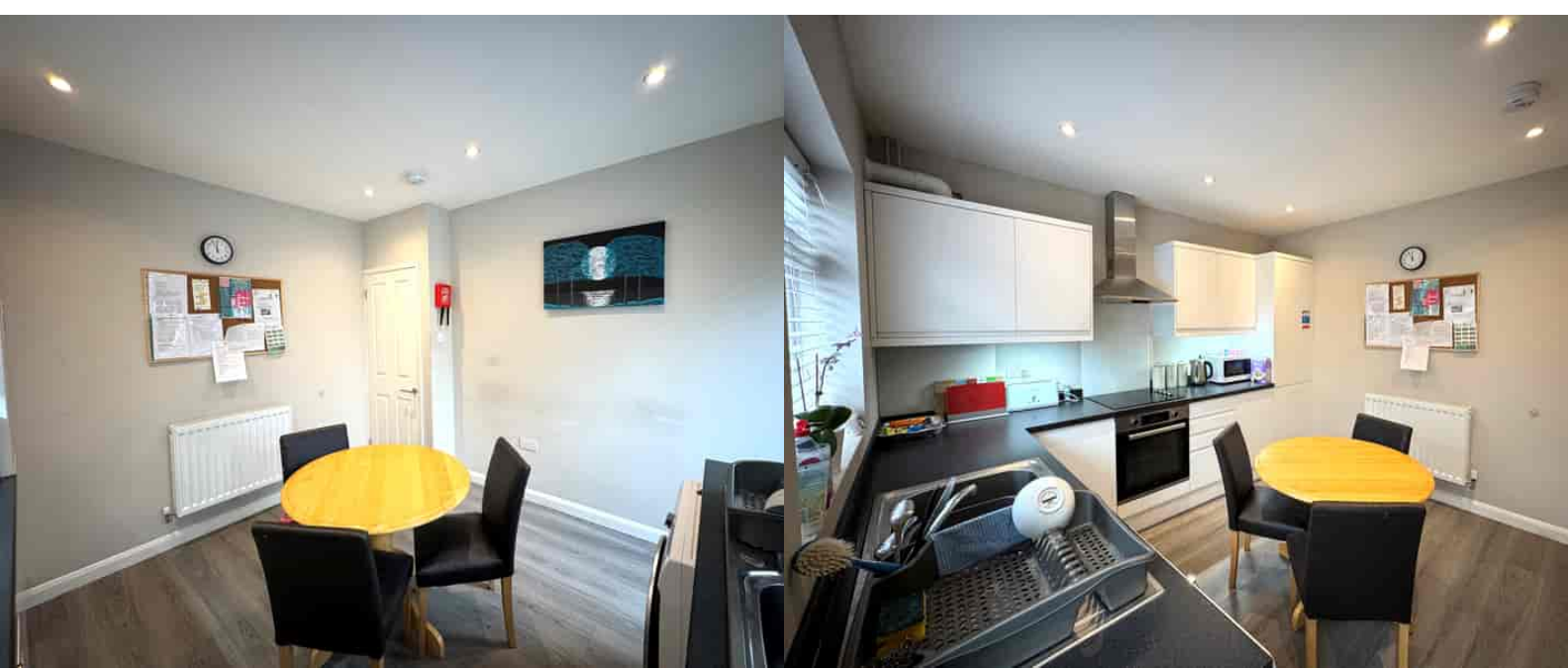
Outside

Garden

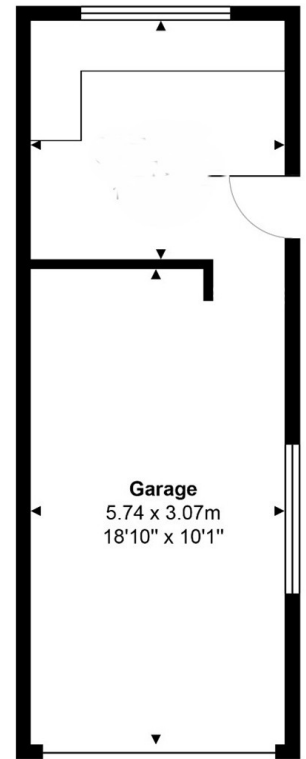
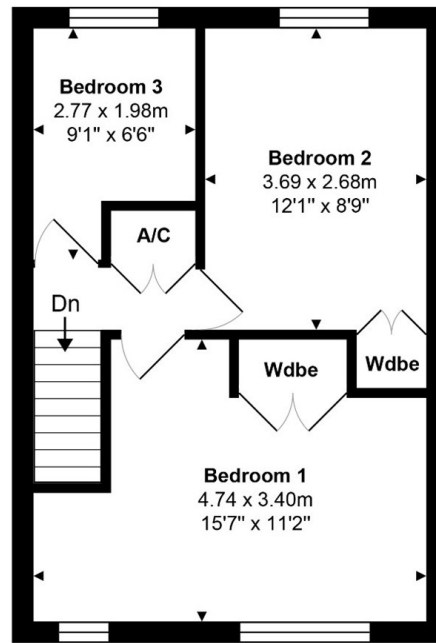
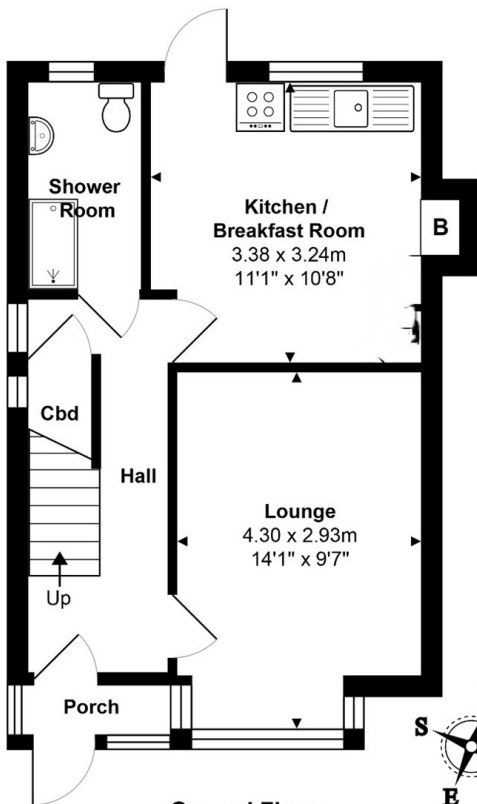
Parking to the front of the property whilst the rear is mainly laid to lawn with some hardstanding and fencing, access to garage.

Detached Garage

Front aspect double glazed window, shower room, rear aspect double glazed window, sink.



FLOORPLAN



Total Approx. Gross Internal Area 70.8 m² ... 762 ft² (excluding garage, workshop)
 All measurements are approximate and for display purposes only. Not to scale.