



## 7 Rydes Hill Road, Guildford, Surrey. GU2 9ST

- Well Presented
- Three Bedrooms
- Extended
- Re fitted Kitchen
- Enclosed Rear Garden
- Parking
- Gas Central Heating
- Double Glazed
- Must Be Seen
- Scope To extend (STP)



### PROPERTY DESCRIPTION

Situated on the ever popular Rydes Hill area this well presented, extended home comes to the market offering a generous through lounge/diner and a fantastic re fitted kitchen on the ground floor whilst the first floor boasts three bedrooms and bathroom. Further benefits include all new windows and patio doors installed 2 yrs ago, scope to extend, gas central heating, lovely enclosed rear garden and parking. 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

Stairs to first floor landing, doors to:

#### Lounge

Front aspect double glazed window, radiator, through to:

#### Dining/Family Room

Rear aspect doors leading to garden, radiator

#### Kitchen

Rear aspect double glazed window, side aspect door, range of eye and base level units, fitted hob and oven, roll top surfaces, space for appliances.

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Front aspect double glazed window, radiator,

#### Bedroom

Rear aspect double glazed window, radiator, wardrobes.

#### Bedroom

Front aspect double glazed window, radiator

#### Bathroom

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

### Outside

#### Rear Garden

Patio area with the remainder laid to lawn, panel fencing, useful outbuilding, off road parking to the front.

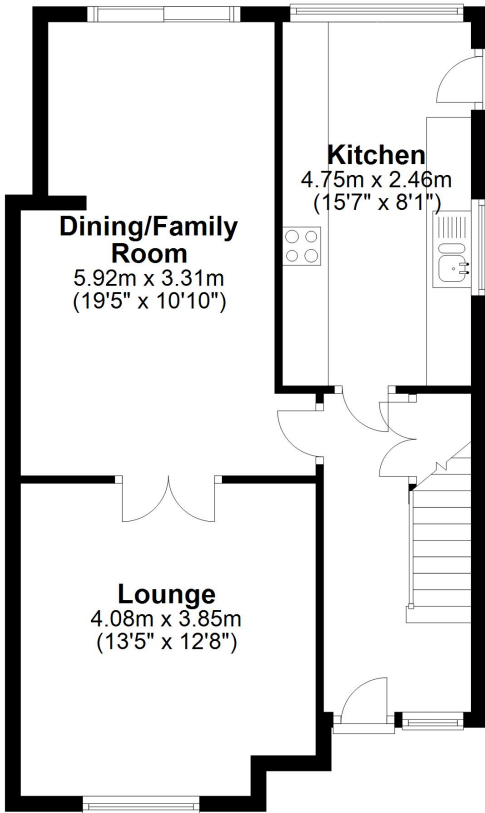


# FLOORPLAN



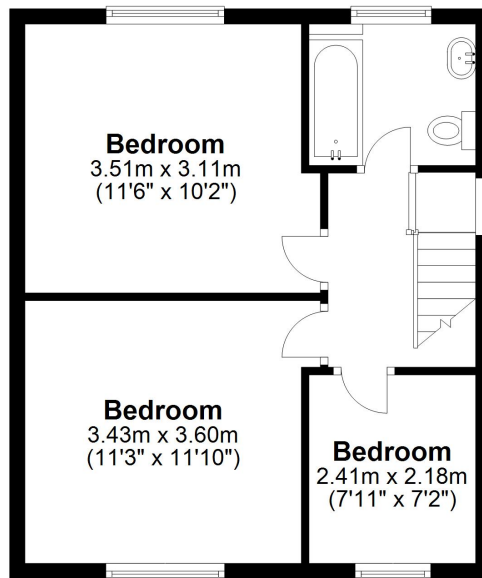
## Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



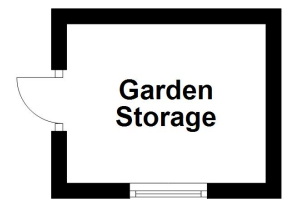
## First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



## Garden Storage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 96.3 sq. metres (1036.8 sq. feet)