



59 Rydes Hill Road, Guildford, Surrey. GU2 9SP

- Convenient Location
- Three Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Kitchen
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Garage
- Parking



PROPERTY DESCRIPTION

Situated on the ever popular Rydes Hill area this extended semi detached home comes to the market offering a lounge, dining room, conservatory and wet room on the ground floor whilst the first floor boasts three bedrooms and shower room. Further benefits include gas central heating, double glazing, parking, garage and enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Covered Porch

Front door through to:

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect double glazed window, radiator, through to:

Dining Room

Rear aspect double glazed doors leading to conservatory, radiator

Kitchen

Side aspect double glazed window, range of units, space for appliances, roll top surfaces, through to:

Inner Lobby

Side aspect door. space for appliances, door to

Wet Room

Double glazed window, low level w.c, wash hand basin, tiled walls, radiator

First Floor

landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, fitted wardrobes, radiator

Bedroom

Rear aspect double glazed window, radiator.

Bedroom

Front aspect double glazed window, radiator

Bathroom

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

Outside

Garden

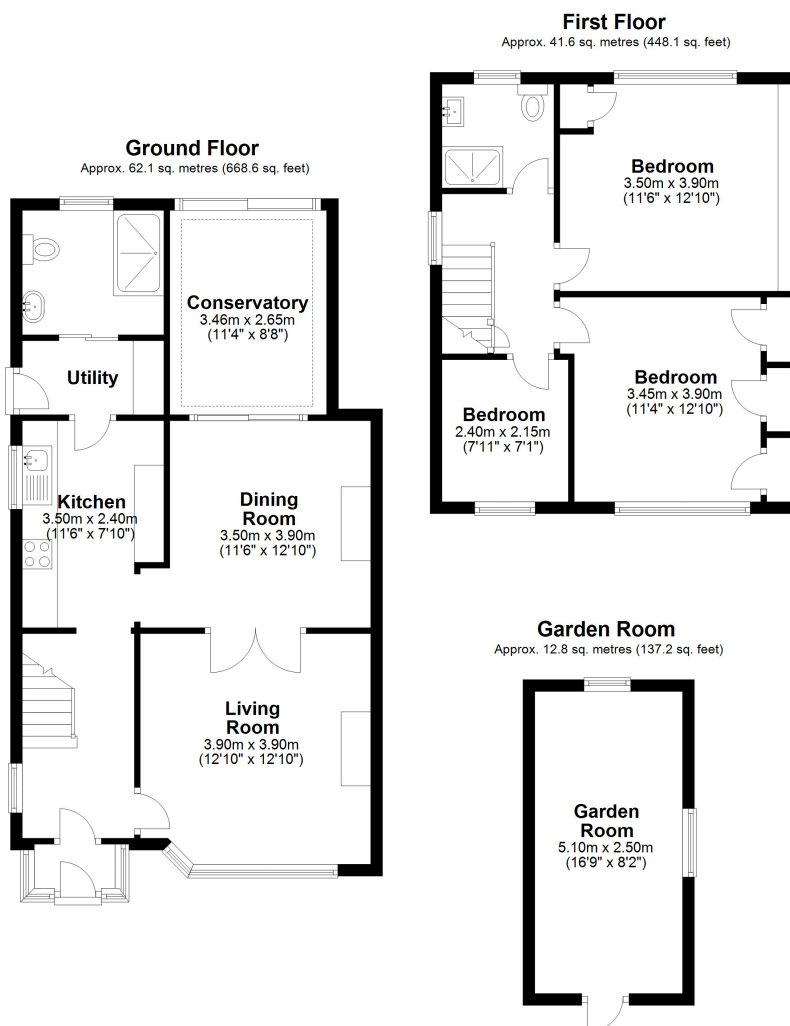
Decked area with the remainder laid to lawn , fencing, side access to front of house, ample parking.

Garage/Garden Room

Power and light



FLOORPLAN



Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

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