



164 Worplesdon Road, Guildford, Surrey. GU2 9RX

- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Gas Central Heating
- Double Glazed
- Parking
- Enclosed Rear Garden
- Convenient Location
- Well Presented
- Must Be Seen



PROPERTY DESCRIPTION

This conveniently located home comes to the market offering spacious accommodation over three floors. The ground floor offers two reception rooms, kitchen and shower room whilst the first floor benefits from three bedrooms and bathroom and on the second floor there is a further double bedroom, dressing room and cloakroom. Further benefits include gas central heating, double glazing, enclosed rear garden, garage storage area and ample off road parking.

Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to upper floors, door to:

Lounge

Front aspect double glazed window, radiator through to :

Dining Room

Rear aspect double glazed window and door, radiator

Kitchen

Rear aspect double glazed window and door, range of units, space for appliances, roll top surfaces.

Shower Room

Shower unit, low level w.c, wash hand basin, heated towel rail.

First Floor

Landing

Stairs to Second floor, doors to:

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Bathroom

Frosted double glazed window,, wash hand basin , low level w.c, part tiled walls.

Second Floor

Bedroom

Rear aspect double glazed window, radiator, through to dressing room and:cloakroom

Outside

Rear Garden

Patio area with the remainder laid to lawn.

Parking

Ample off road parking to the front, access to garage and side access.

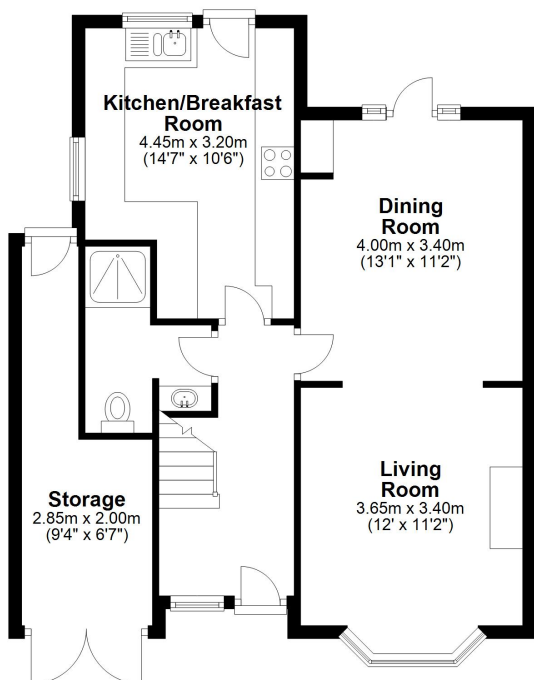


FLOORPLAN



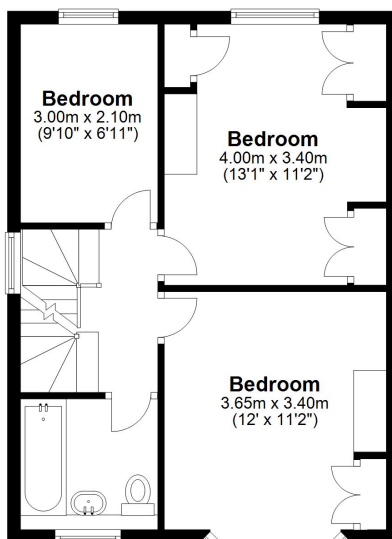
Ground Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



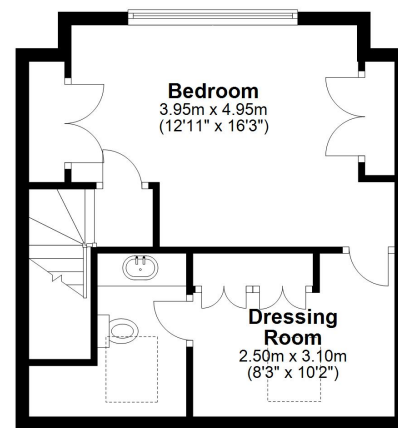
First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Second Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Total area: approx. 138.8 sq. metres (1494.2 sq. feet)

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