



45 Henderson Avenue, Guildford, Surrey. GU2 9LP

- Three floors
- Three Bedrooms
- Study
- Two Bathrooms
- Cloakroom
- Well Presented
- Open Plan Kitchen
- Lounge/Dining Room
- Garage
- South Facing Garden



PROPERTY DESCRIPTION

This well presented family home with accommodation over three floors is situated on the ever popular Queen Elizabeth Park Development. The ground floor offers a very generous lounge, open plan kitchen, dining area and cloakroom whilst the first floor offers a spacious study, bathroom and two bedrooms with one having a balcony. The second floor offers a fantastic bedroom complete with ensuite bathroom. Further benefits include gas central heating, double glazing, enclosed south facing rear garden and garage. Local amenities are nearby as are bus routes but to fully appreciate the accommodation and setting viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, door to lounge and door to:

Cloakroom

Low level w.c, wash hand basin

Kitchen

Front aspect double glazed doors , range of eye and base level units, built in appliances, roll top surfaces, part tiled walls, open to:

Lounge/Dining Room

Rear aspect double glazed window and doors, side aspect double glazed window, wood effect flooring. air con unit.

First Floor

Landing

Stairs to second floor, doors to:

Study

Mezzanine floor style, over looking dining area

Bedroom

Double glazed doors, radiator

Bedroom

Double glazed windows, radiator

Bathroom

Double glazed window, tiled walls, panel enclosed bath, low level w.c, was hand basin over vanity unit.

Second Floor

Landing

Eaves storage ,door to:

Bedroom

Double glazed window, fitted wardrobes and eaves storage, radiator, door to

En Suite Bathroom

Double glazed window, panel enclosed bath, low level w.c, was hand basin, shower unit, part tiled walls, radiator

Outside

Garden

Decked area with useful pergola, space for outdoor furniture, side access, enclosed by panel fencing and brick wall, access to garage.

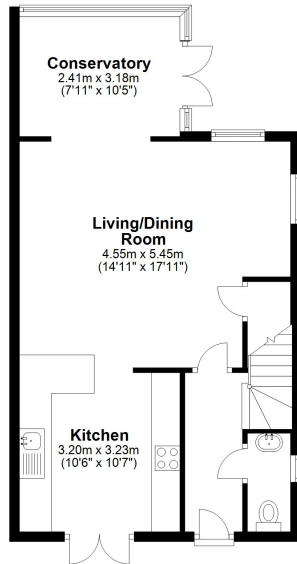


FLOORPLAN



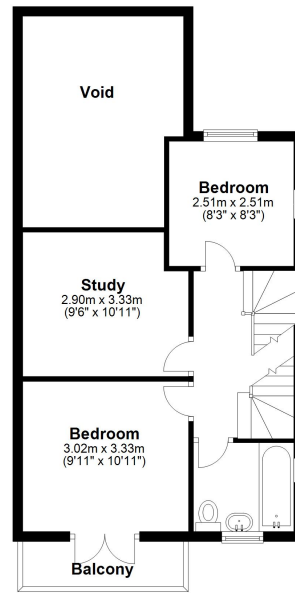
Ground Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



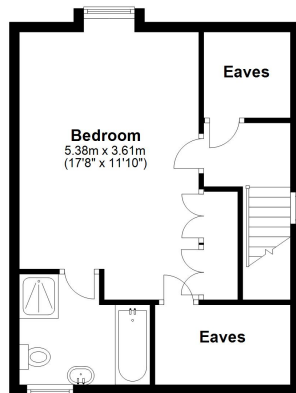
First Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



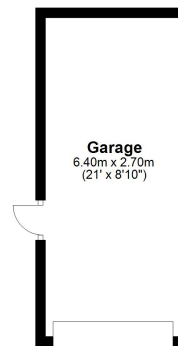
Second Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Garage

Approx. 17.3 sq. metres (186.0 sq. feet)



Total area: approx. 157.8 sq. metres (1698.8 sq. feet)