

44 Oak Tree Drive, GUILDFORD, Surrey. GU1 1JL

- Detached Bungalow
- Scope To Extend (STP)
- Large Garden
- Large Frontage
- Parking
- Garage
- Lounge
- Dining Room
- Kitchen
- Gas Central Heating



PROPERTY DESCRIPTION

A fantastic opportunity for a buyer to really stamp their mark and scope to extend , subject to planning consents. The ground floor offer a lounge, dining room and kitchen whilst the first floor offers three bedrooms and bathroom. Further benefits include gas central heating, garage and off road parking. Local amenities are nearby as are bus routes but to to fully appreciate the plot, accommodation and scope viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect window, radiator

Dining Room

Rear aspect window, radiator

Kitchen

Rear aspect window, range of units, space for appliances, door to Garage

First Floor

Landing

Doors to:

Bedroom

Rear aspect window, radiator

Bedroom

Front aspect window, radiator

Bedroom

Front aspect window, radiator

Bathroom

Frosted window, panel enclosed bath, low level w.c, wash hand basin

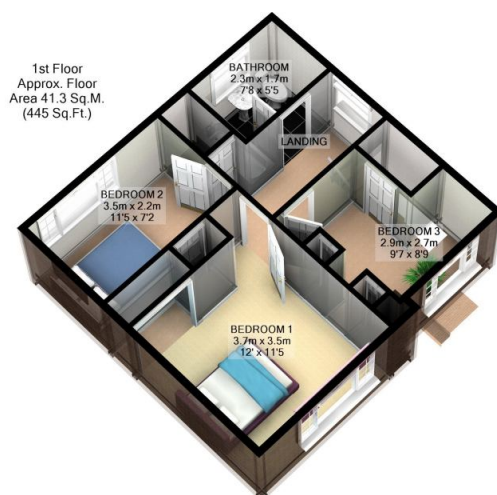
Outside

Garden & Garage

A fantastic sized rear garden , giving a buyer a real blank canvas, panel fencing whilst the front also offers cope to create additional off road parking, access to garage.



FLOORPLAN



Total Approx. Internal Floor Area 82.6 Sq.M. (890 S.Ft.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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