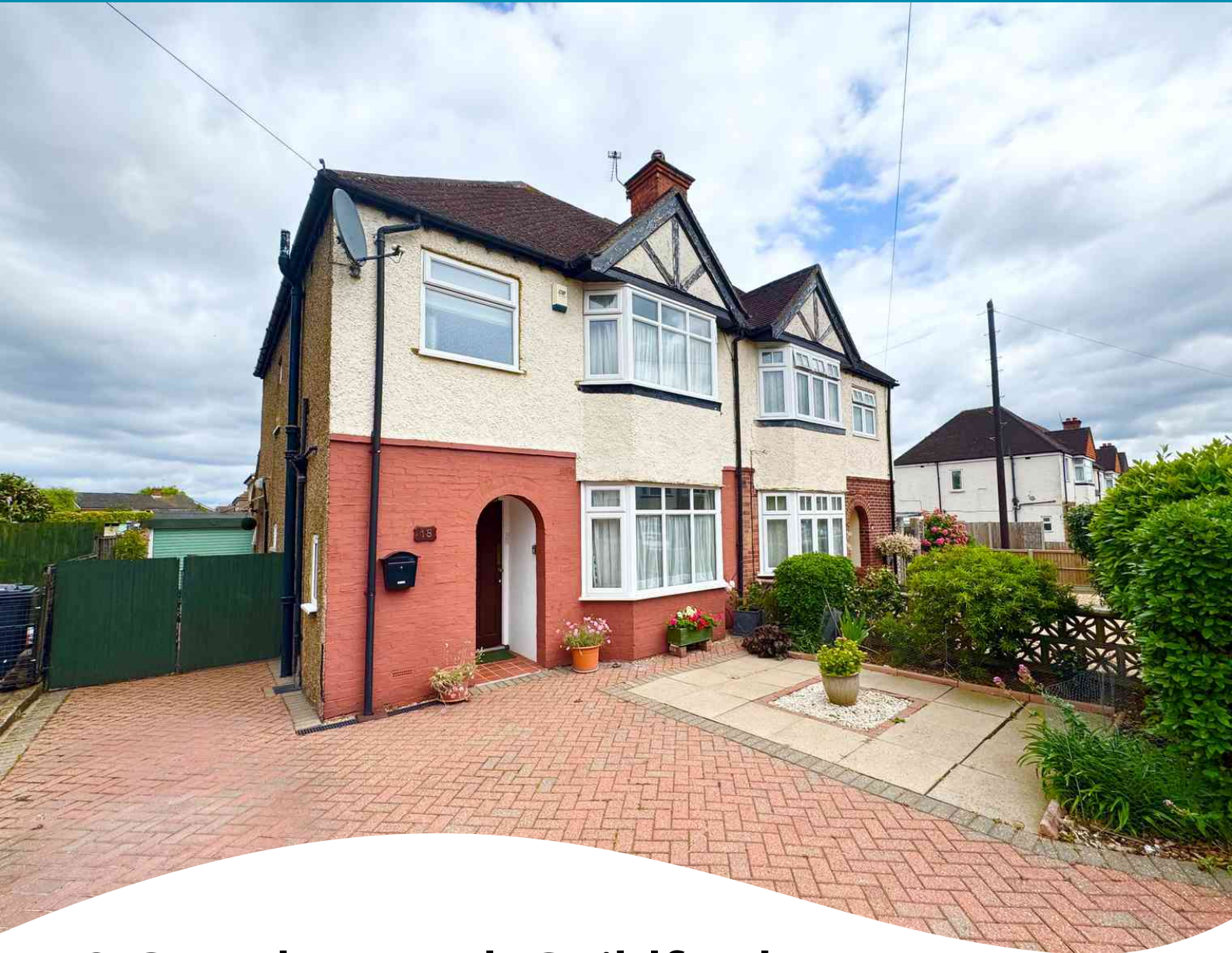




18 Grantley Road, Guildford, Surrey. GU2 8BW

- No Onward Chain
- Well Maintained
- Three Bedrooms
- Three Reception Rooms
- Gas Central Heating
- Parking
- Garage
- Enclosed Rear Garden
- Convenient Location
- Must Be Seen



PROPERTY DESCRIPTION

This conveniently located, well maintained home comes to the market offering three reception rooms and kitchen on the ground floor whilst the first floor boasts three bedrooms and shower room. Further benefits include gas central heating, garage ,parking, scope to extend (STP) and a delightful rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, storage, doors to:

Lounge

Front aspect window, radiator

Dining Room

Rear aspect doors , radiator

Conservatory

Rear and side aspect windows, side aspect door

Kitchen

Rear and side aspect window, side aspect door, range of units, space for appliances, roll top surfaces, radiator

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect window, radiator

Bedroom

Rear aspect window, radiator, wash hand basin

Bedroom

Rear aspect window, radiator

Bathroom

Front aspect window, shower unit, low level w.c, washland basin

outside

Garden

Parking to the front, side access, garage with up and over door. Rear garden, lawn area, shed and fantastic vegetable plot area.

Agent Note

Probate yet to be granted

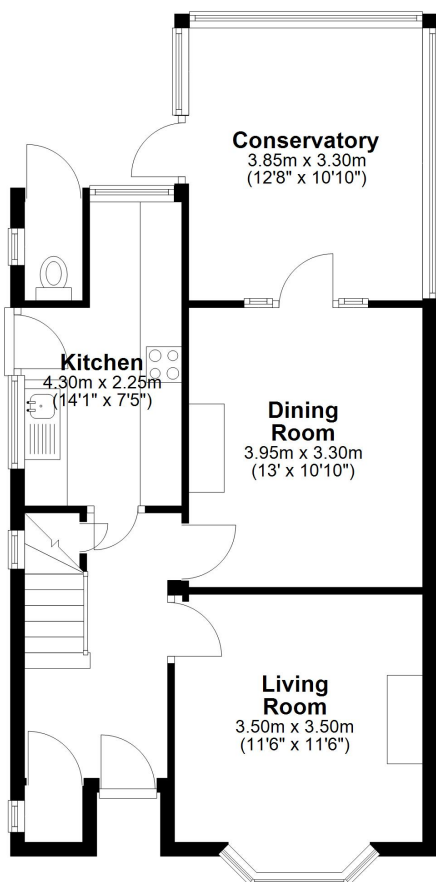


FLOORPLAN



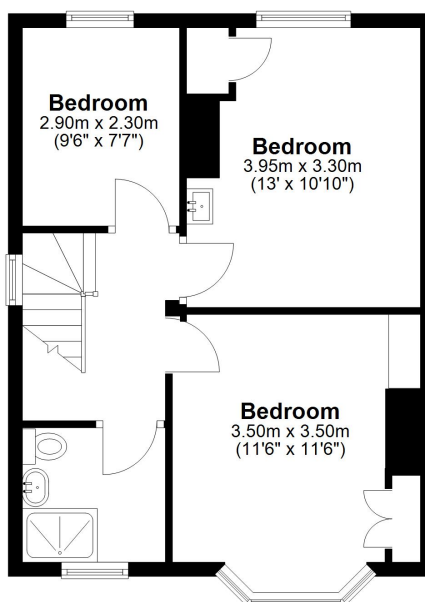
Ground Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



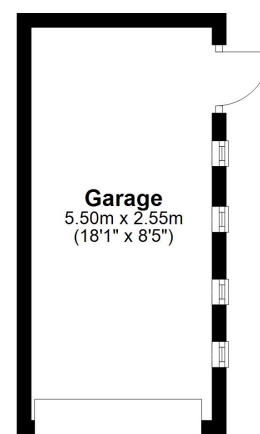
First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Garage

Approx. 14.0 sq. metres (151.1 sq. feet)



Total area: approx. 115.2 sq. metres (1239.6 sq. feet)