



12 Hartshill, Guildford, Surrey. GU2 8LN

- Three/Four Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Double Glazed
- Large Garden
- Utility Area
- Off Road Parking
- Fitted Kitchen



PROPERTY DESCRIPTION

This semi detached home comes to the market offering versatile accommodation. The ground floor benefits from two separate reception rooms, fitted kitchen and another reception room/bedroom with cloakroom whilst the first floor offers three bedrooms, separate w.c, and bathroom. Further benefits include gas central heating, utility area and double glazing . Outside the property offers a generous garden and 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 first floor landing, doors to:

Lounge

Front aspect double glazed window, radiator

Dining Room

Rear aspect double glazed window, radiator

Kitchen

Rear aspect double glazed window, side aspect door, range of eye and base level units, space for appliances

Inner Hall

Rear and front aspect door, door to utility area, front aspect double glazed window, radiator, door to cloakroom comprising pf low level w.c, and wash hand basin.

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Separate W.C

Rear aspect window, low level w.c

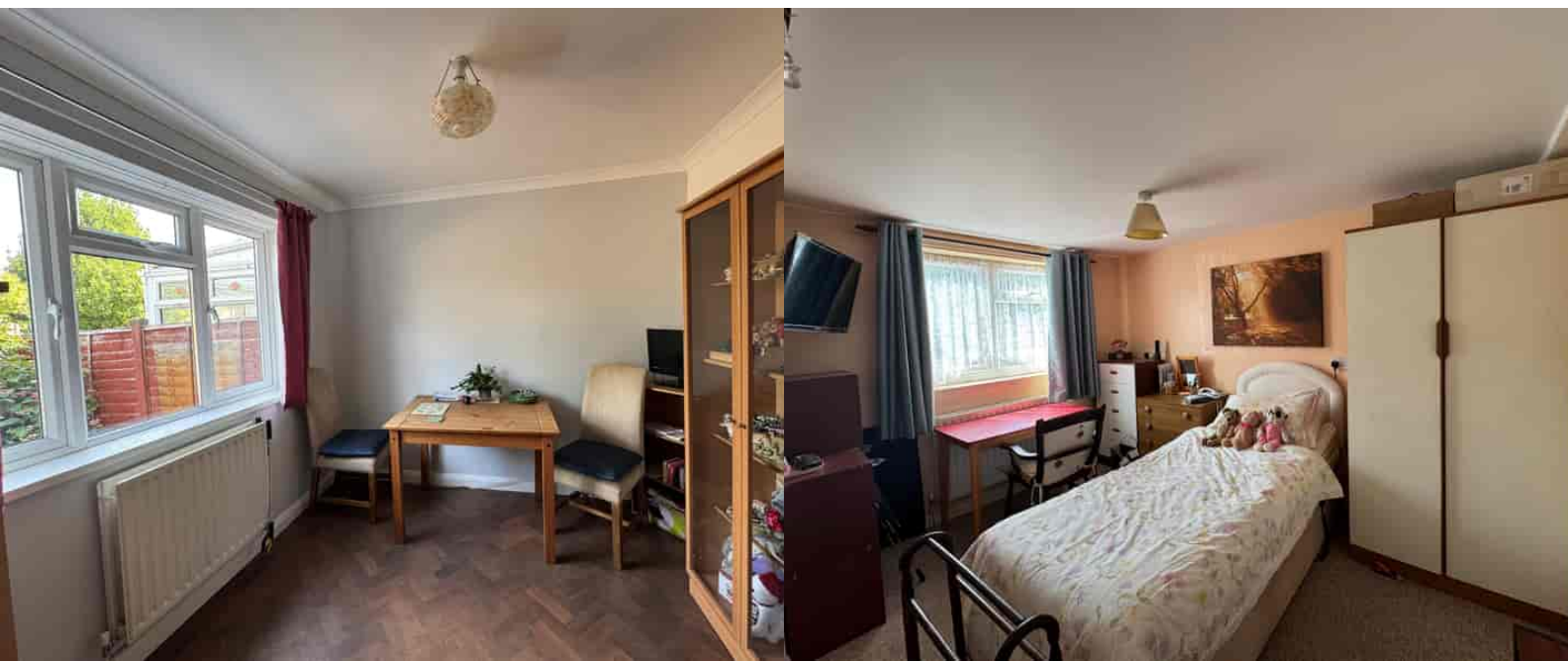
Bathroom

Double glazed window, wash hand basin, panel enclosed bath

Outside

Garden

Well Maintained garden complete with shrub beds. Mainly laid to patio.

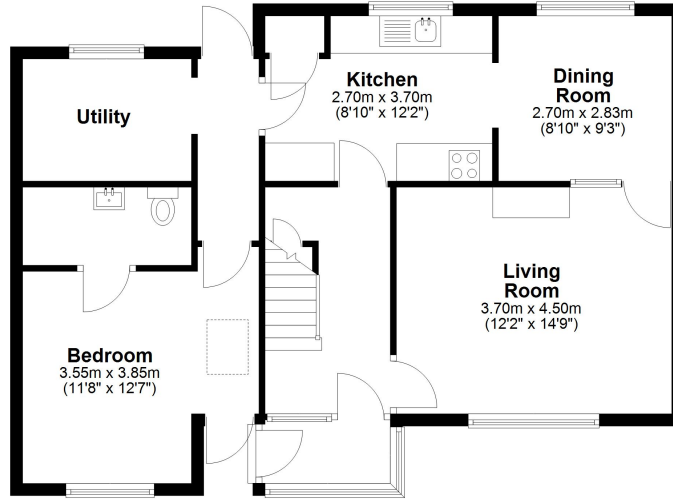


FLOORPLAN



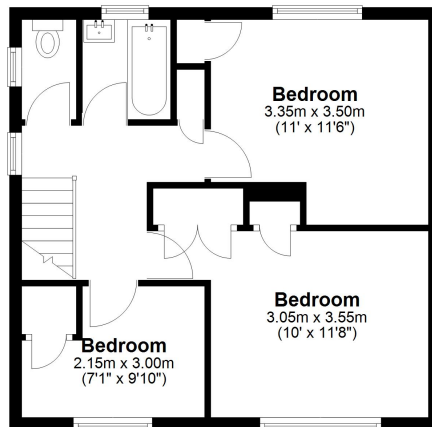
Ground Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 114.6 sq. metres (1233.4 sq. feet)