



10 Liddington Hall Drive, Guildford, Surrey. GU3 3AE

- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Gas Central Heating
- Double Glazed
- Off Road Parking
- Garage
- Enclosed Rear Garden
- Must Be Seen
- Very Well Presented



PROPERTY DESCRIPTION

Situated in a popular no through road this very well presented home comes to the market offering two reception rooms, kitchen/diner and shower room on the ground floor whilst the first floor boasts four bedrooms and family bathroom. Further benefits include gas central heating, double glazing, off road parking, delightful enclosed rear garden and garage. Local amenities are nearby 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, wood flooring, feature fireplace, doors to:

Kitchen/Diner

Rear aspect double glazed window and doors, space to dine, radiator, range of units, space for and built in appliances, roll top surfaces, door to

Family Room

Front aspect double glazed window ,radiator ,wood flooring, door to:

Inner Hall

Front aspect door, door to:

Shower Room

Shower unit, low level w.c, wash hand basin, tiled walls

First Floor

Landing

Doors to:

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Bathroom

Double glazed window, panel enclosed bath, low level w.c, wash hand basin, tiled walls

Outside

Garden And Garage

Delightful rear garden two decked areas with the remainder laid to lawn, garage with access to front of house, summerhouse, panel fencing.

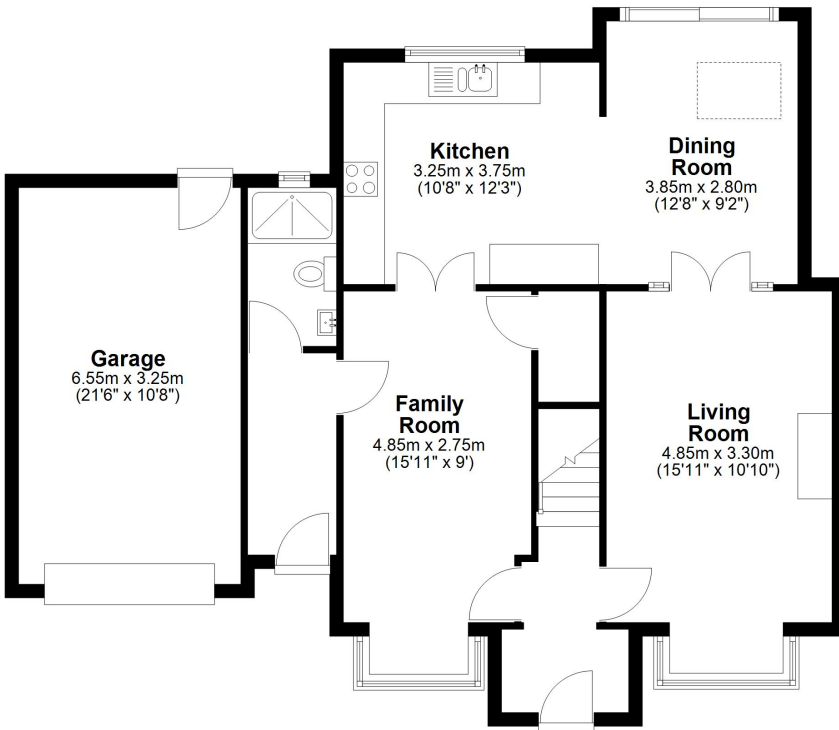


FLOORPLAN



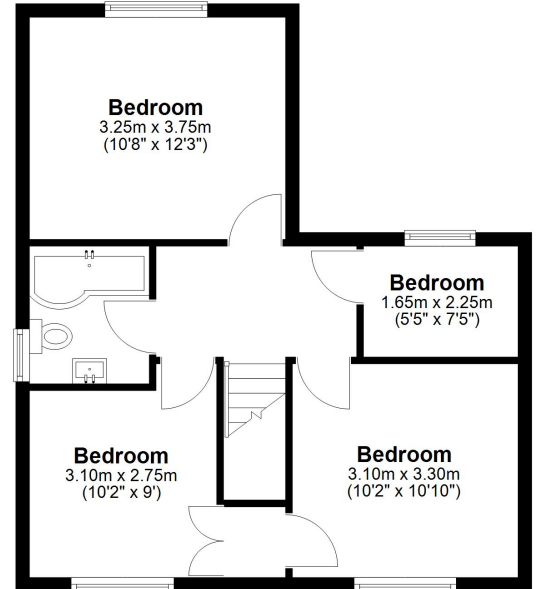
Ground Floor

Approx. 91.6 sq. metres (985.8 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 138.7 sq. metres (1493.1 sq. feet)