



## 2 Benbrick Road, Guildford, Surrey. GU2 7UD

- Must Be Seen
- Double Glazed
- Corner Plot Garden
- Parking
- Well Presented
- Three Bedrooms
- Gas Central Heating
- Scope to extend (STP)
- Convenient Location
- No Onward Chain



## PROPERTY DESCRIPTION

Occupying a large corner plot this well presented and conveniently located semi detached home comes to the market offering a buyer a fantastic opportunity to extend , subject to the usual planning consents or offers a potential investment opportunity. The ground floor benefits from a lounge /diner, lovely fitted kitchen and bathroom whilst the first floor boasts three bedrooms. Further benefits include gas central heating, double glazing, parking and fantastic garden. Local amenities are nearby as is the Royal Surrey hospital, University and a walkable distance to the main line station but to fully appreciate the accommodation and potential viewings are highly recommended. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

---

### Ground Floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Lounge

Front and rear aspect double glazed windows, radiator

#### Kitchen

rear aspect double glazed door, range of units, roll top surfaces, space for appliances

#### Bathroom

Double glazed window, tiled walls. low level w.c, wash hand basin, shower area

### First Floor

#### Landing

Doors to:

#### Bedroom

Rear aspect double glazed window, radiator

#### Bedroom

Front aspect double glazed window, radiator

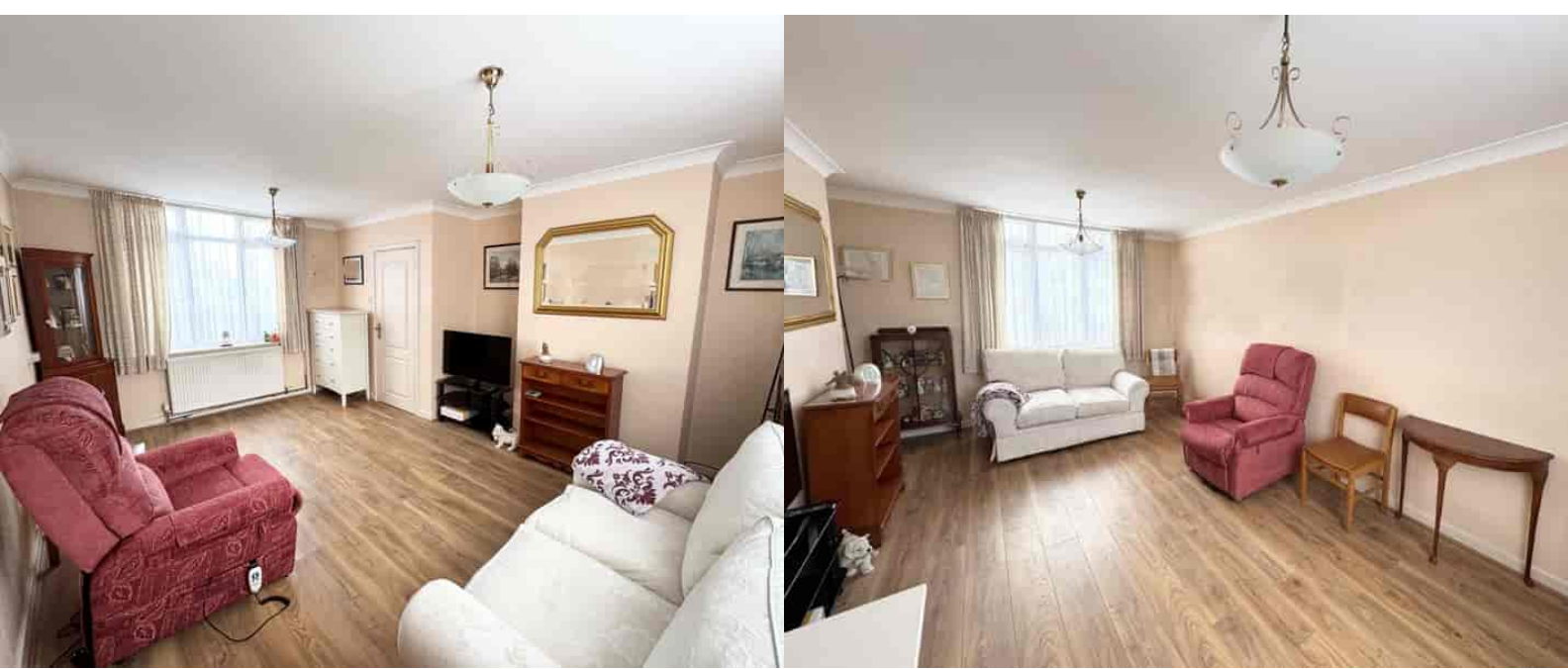
#### Bedroom

Front aspect double glazed window, radiator

### Outside

#### Garden

A fantastic corner plot garden offering patio area and parking with the remainder laid to lawn.

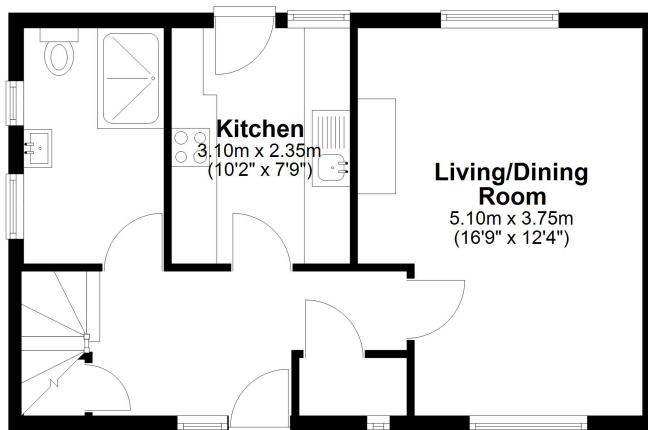


# FLOORPLAN



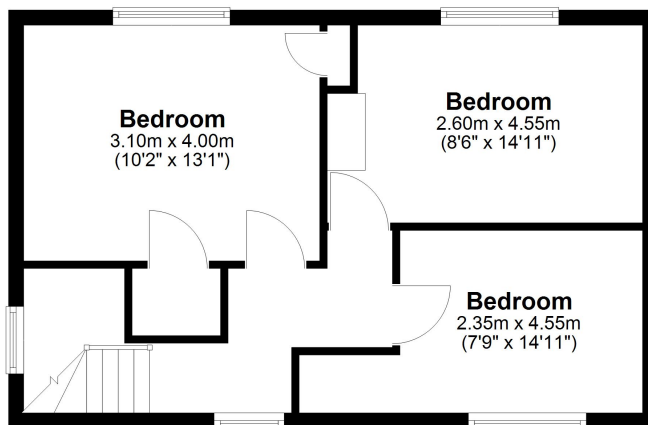
## Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 84.4 sq. metres (908.0 sq. feet)

Guildford Office  
12c, Worplesdon Road, Guildford, GU2 9RW  
01483 576300  
info@hippsestateagents.co.uk