



69 St Michaels Avenue, Fairlands, Guildford, Surrey. GU3 3LZ

- Must Be Seen
- Large Garden
- Study
- Kitchen
- Off Road Parking
- Updating Required
- No Onward Chain
- Lounge/Diner
- Bathroom
- Two/Three Bedrooms



PROPERTY DESCRIPTION

Situated on the ever popular Fairlands development this semi detached home comes to the market in need of updating, Benefits include a generous lounge/diner, bathroom, kitchen and two/three bedrooms on the ground floor whilst the first floor offers a study area. Further benefits include gas central heating, double glazing, off road parking and a fantastic rear garden. local amenities are nearby as are bus routes but to fully appreciate the setting and potential viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Doors to:

Bedroom

Front aspect window, radiator, fitted wardrobes

Bedroom

Side aspect window, radiator

Bedroom 3/Reception Room

Front aspect window, stairs to first floor, doors to lounge/diner, radiator

Lounge/Diner

Rear aspect double glazed patio doors, radiators, feature fireplace

Bathroom

Panel enclosed bath, low level w.c, wash hand basin, side aspect window, wall mounted heated towel rail, radiator

Kitchen

Side aspect window, rear aspect door, range of units, space for appliance's, door to :

Cloakroom

Low level w.c

First Floor

Study Area

Velux style windows, limited head room

Outside

Garden

In our opinion a fantastic feature of this home

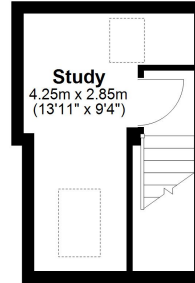


FLOORPLAN



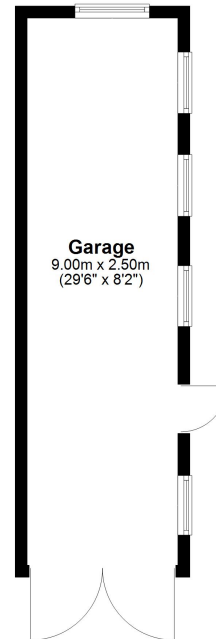
First Floor

Approx. 11.7 sq. metres (125.9 sq. feet)



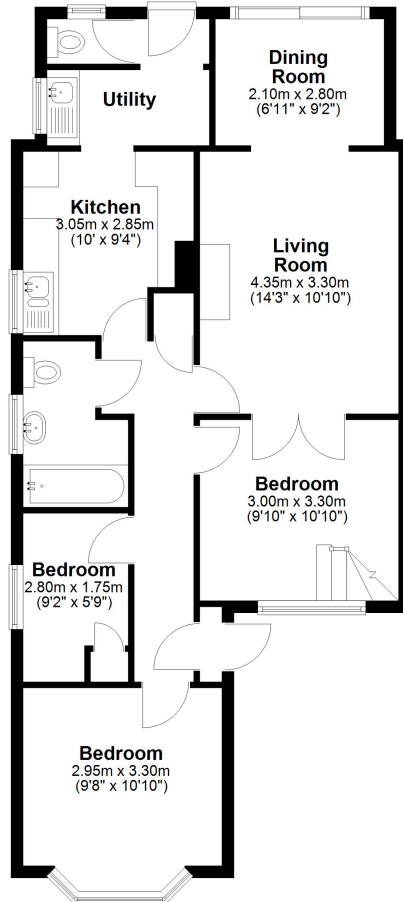
Garage

Approx. 22.5 sq. metres (242.2 sq. feet)



Ground Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



Total area: approx. 107.7 sq. metres (1159.4 sq. feet)