



## 64 Worplesdon Road, Guildford, Surrey. GU2 9RS

- Must Be Seen
- Convenient Location
- Three Bedrooms
- Double Glazed
- Two Bathrooms
- Gas Central Heating
- Parking
- Garage
- Re Fitted Bathroom
- Lovely Kitchen



## PROPERTY DESCRIPTION

This conveniently and very well presented home comes to the market with accommodation over three floors. The ground floor offers a lounge/diner and lovely fitted kitchen. The first floor benefits from two double bedrooms and re fitted bathroom complete with under floor heating whilst the second floor benefits from another bedroom complete with en suite. Further benefits include new LVT parquet flooring throughout the ground floor, gas central heating, double glazing, beautiful enclosed rear garden with rear access via gate and very useful garage for storage. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended



## ROOM DESCRIPTIONS

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### Ground floor

#### Entrance Hall

Stairs to first floor landing, door to

#### Lounge

Front aspect double glazed window, log burner, LVT parquet flooring, radiator, open to:

#### Dining Room

Rear aspect double glazed doors leading to garden, radiator, LVT parquet flooring

#### Kitchen

Side and rear aspect double glazed window, range of units, space for and built in appliances, roll top surfaces, side aspect door .

### First Floor

#### Landing

Doors to:

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Re Fitted Bathroom

Double glazed window, wash hand basin over vanity unit, low level w.c, part tiled walls

### Second Floor

#### Bedroom

Velux style window, radiator, door to:

#### En Suite

Double glazed window, shower unit complete with new door, new sink unit, low level w.c

#### Outside

#### Garden

A lovely feature of this home, patio area with the remainder laid to lawn, panel fencing, access to garage, rear access via gate

#### Garage

Up and over door with power , light and internet connection

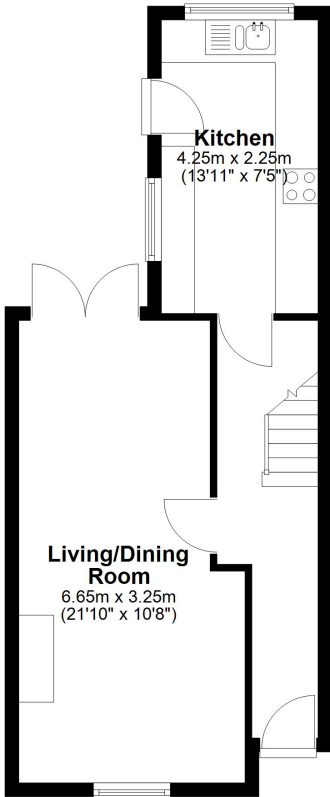


# FLOORPLAN



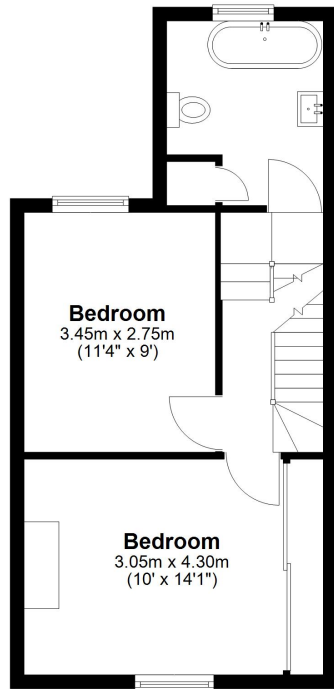
## Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



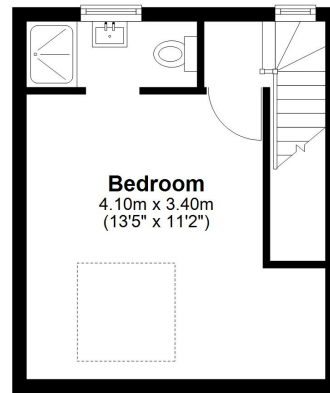
## First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



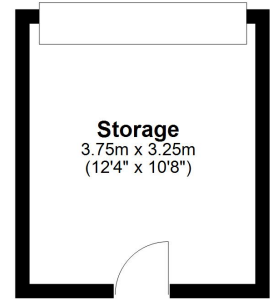
## Second Floor

Approx. 22.1 sq. metres (238.3 sq. feet)



## Storage

Approx. 12.2 sq. metres (131.2 sq. feet)



Total area: approx. 106.5 sq. metres (1146.6 sq. feet)