



27 Escombe Drive, Guildford, Surrey. GU2 9RE

- Must Be Seen
- Double Glazed
- Garage
- Enclosed Rear Garden
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Off Road Parking
- Scope To Extend (STP)
- Well Presented Throughout



PROPERTY DESCRIPTION

This very well presented home comes to the market offering lounge, dining room and lovely fitted kitchen on the ground floor whilst the first floor benefits from three bedrooms and bathroom. Further benefits include gas central heating, double glazing, off road parking, enclosed rear garden and garage. 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, storage cupboard, radiator, through to:

Dining Room

Rear aspect double glazed doors, radiator, door to:

Kitchen

Rear and side aspect double glazed windows, rear aspect door, range of eye and base level units, built in appliances, roll top surfaces.

First Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, built in wardrobe. radiator

Bedroom

Rear aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Bathroom

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

Outside

Garden

Mainly laid to lawn, panel fencing, hard standing area, access to garage, side access to front of the house, off road parking

Garage

Up and over door

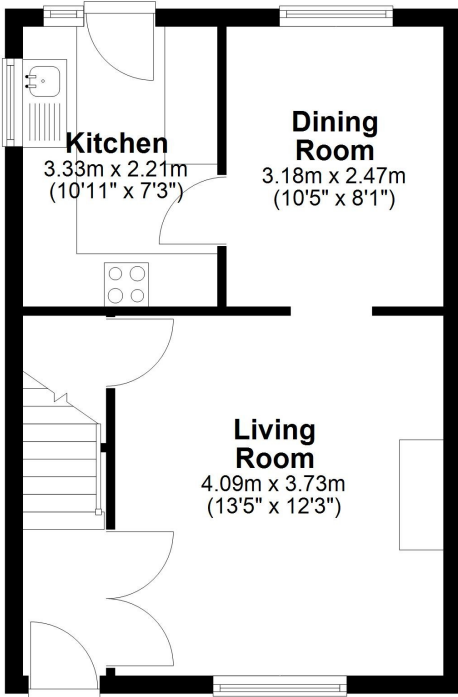


FLOORPLAN



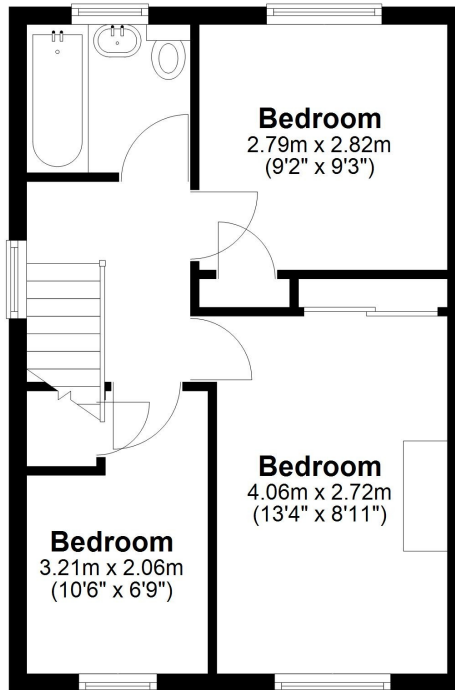
Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



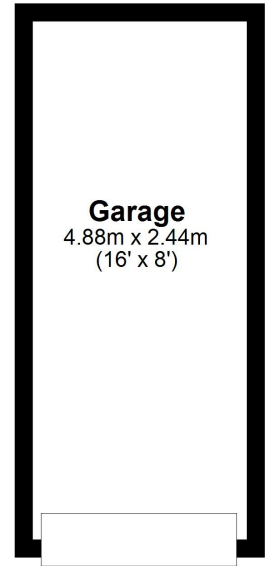
First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Garage

Approx. 14.3 sq. metres (154.3 sq. feet)



Total area: approx. 85.4 sq. metres (919.2 sq. feet)

All measurements are approximate and for display purposes only. Not to scale