

SOLD STC

£425,000 Freehold



76 Woking Road, Guildford, Surrey. GU1 1QL

- Must Be Seen
- Well Presented
- Kitchen/Diner
- Lounge
- Two Bedrooms
- Gas Central Heating
- Double Glazed
- Parking
- Lovely Rear Garden
- Home Office/Studio



PROPERTY DESCRIPTION

This well presented and conveniently located end of terrace home comes to the market offering a lounge and kitchen/diner on the ground floor whilst the first floor offers two double bedrooms and lovely bathroom. Further benefits include gas central heating, double glazing and generous garden complete with Home office/studio 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, door to:

Lounge

Front aspect double glazed window, radiator, door to:

Kitchen/Diner

Rear aspect double glazed window and door, space to dine, range of units, roll top surfaces

First Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bathroom

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

Outside

Garden

In our opinion a lovely feature of this home, patio area with the remainder laid to lawn complete with a great studio which could make a useful home office, side access via gate. Neighbour has right of way via gate

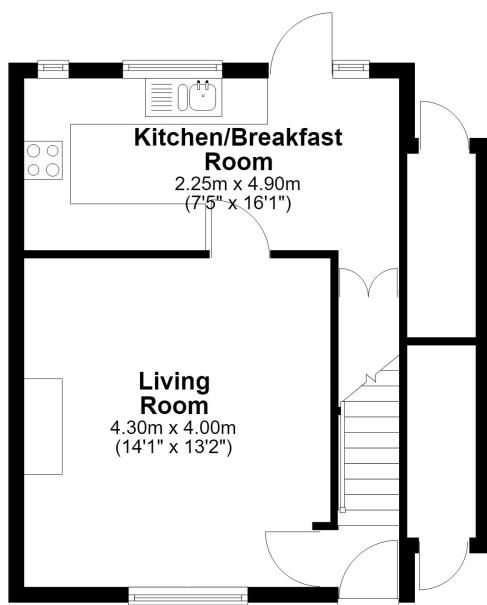


FLOORPLAN



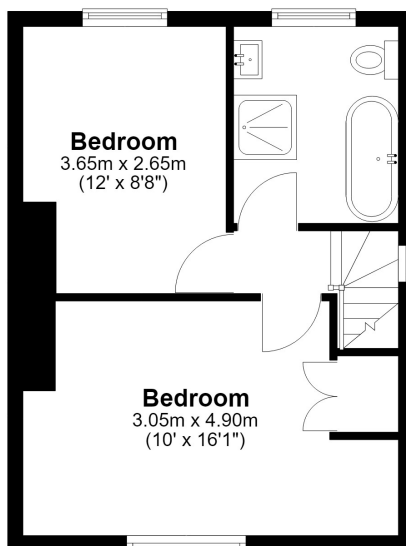
Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



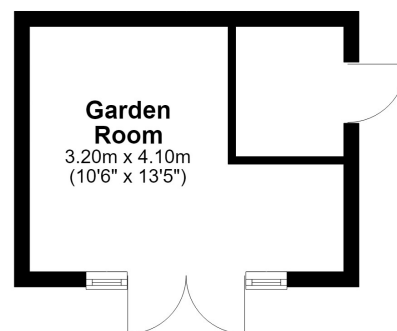
First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Garden Room

Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 sq. feet)