

## ESTATE AGENT



Dayspring, Guildford, Surrey GU2 9QN

Guide Price £375,000

Located in a sought after residential location within easy access to Guildford town centre & mainline station, this three bedroom family home offers excellent accommodation within a quiet neighbourhood with the benefit of an easy to maintain garden and a garage.







## Descriptions

Tucked away in a quiet residential development, this three bedroom family home offers well presented accommodation moments from local shops and main bus routes.

On the ground floor the accommodation comprises an entrance hall, with the kitchen to the left, leading to a large lounge/dining room with doors to the rear garden. On the first floor the property boasts two large bedrooms with built in wardrobes, a large single bedroom and a bathroom with shower.

Further benefits include an easy to maintain garden and a garage.

There is ample on street parking and the locals shops are only moments away. There is excellent bus routes serving the local area and Guildford town centre, Surrey University & Guildford mainline station are all within easy access.

GROUND FLOOR 474 sq.ft. (44.0 sq.m.) approx.

RECEPTION ROOM
19'11" x 16'2"
6.07m x 4.93m

UP

C

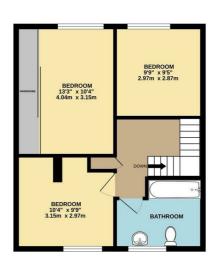
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KITCHEN
10'7" x 76'
3.23m x 2.29m

HALL

1ST FLOOR 471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the flooping northande here, measurements of doors, window, rooms and any other times are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for distribute purposes originate about the used so to the year proposedure purchase.

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