



Two Bedroom Semi-Detached House

Downing Avenue, Guildford, Surrey, GU2 7SY

Offers in excess of: £450,000

- Two/Three Bedrooms
- Semi-Detached home
- Driveway Parking
- Long Garden with Side Access
- Extended to the Rear
- Quiet Cul-de-Sac Location
- Within Easy Access of Amenities
- EPC: E (50)



Description

****COMPLETE CHAIN! **** Offered to the market for the first time in many years, this fantastic two/three bedroom semi-detached freehold house is situated in a desirable location close to Guildford Town Centre. The property downstairs offers a spacious living/dining room and separate kitchen with integrated appliances. The property has been extended to the rear to offer another reception room/third bedroom, with still plenty of scope to extend and improve. Upstairs offers two spacious double bedrooms, plus a refitted bathroom. This property must be seen to be fully appreciated, so please call us today to book your appointment!

Outside

Outside to the front, there is a driveway for multiple vehicles, with side access to the lengthy rear garden. The garden offers a patio area, along with trees, mature shrubs and a storage shed.

To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

Floorplan



TO ARRANGE A VIEWING PLEASE CONTACT:
Tel: **01252 361550** or Email: **info@bridges.co.uk**



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.