



Always giving you extra

## **8B GUILDFORD PARK AVENUE, GUILDFORD, SURREY, GU2 7NJ**



We are pleased to announce the preliminary release of a first floor new build maisonette. The property which is currently under construction will in our view be well appointed with an equipped kitchen, bathroom, double glazing, gas heating by radiators and NHBC guarantee. This home is ideal for the rail commuter, the station a quarter of a mile with Guildford centre beyond. Local shops are in the immediate area.

**£220,000**



GUILDFORD (HEA), 1 EPSOM ROAD, GUILDFORD, SURREY, GU1 3JT

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## Directions

From the Guildford gyratory system take the A31 Farnham Road over the railway. At the roundabout immediately turn right into Guildford Park Road. Then take the fourth right into Guildford Park Avenue and No8 is on the right. Please do not enter the construction site and all inquiries must be directed to our office.

## Accommodation

All measurements are approximate.

## Entrance Hall

Own front door to entrance hall and stairs to the first floor.

## Landing

Door to large airing/storage cupboard, access to roof space, door to:

## Living Room

4.20m max x 3.65m max / 13' 9" max x 12' 0" max

Window to rear.

## Kitchen

3.20m x 2.95m / 10' 6" x 9' 8"

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer with tiled splashbacks, integrated fridge/freezer, washer/dryer, dishwasher, oven, gas hob with extractor hood over, window to front.

## Bedroom 1

3.60m x 3.15m / 11' 10" x 10' 4"

Window to rear and side.

## Bedroom 2

3.30m x 2.90m / 10' 10" x 9' 6"

Window to side and front.

## Bathroom

With white suite of steel panelled bath with separate thermostatic shower over and screen, wash hand basin and WC, tiled surround, heated towel radiator and window to side.

## Off Street Parking

Allocated space.

## Brochure Details

This brochure including photography was prepared by Halifax Estate Agents in accordance with the Seller's instructions.

## Important Note To Buyers

We have not tested any systems or appliances at this property

## Tenure

This property is Leasehold.

## Opening Times

Mon to Fri 8.45 to 6.00

Wed 9.30 to 6.00

Saturday 9.00 to 5.00

Sunday : Closed.

Property Ref : HF771163110

Creation Date : 07/06/2005

### IMPORTANT INFORMATION

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