

# Pewleys.



6 Agraria Road | Guildford | Surrey | GU2 4LE

A truly delightful and beautifully presented 3 bedroom semi-detached character property, set within a short walking distance of the main line station and the catchment area for Guildford excellent schools.

- Beautifully presented with character features
- 3 bedrooms, 2 spacious reception rooms
- Well fitted stylish kitchen with French doors
- Mature rear garden & entertaining terrace
- Just half a mile from Guildford station





## Property Description

A truly delightful and impeccably presented 3 bedroom semi-detached property, located within this popular residential area close to Guildford mainline station, schools and high street.

From the moment one enters this charming home, there is a sense of light and space. The sitting room measures approximately 12'0ft x 11'5ft and benefits from high ceilings, an attractive bay window and an original open fireplace. The dining room is also a good size and leads to the attractive and very well fitted kitchen which has a range cooker with mantle above, a deep butler sink and granite work tops. Wide French doors open out from the kitchen onto a wonderful balconied terrace, ideal for entertaining. Additionally, there is a ground floor cloakroom off the dining room.

The first floor has an attractive galleried landing, three separate bedrooms and the family bathroom. The principal bedroom is very spacious, measuring approximately 14'10ft x 12ft, further enhanced by a wall of floor to ceiling mirrored wardrobes.

Outside, the mature rear garden is safely enclosed and has a large lawn area, approached by steps leading from a raised paved terrace area. The garden affords a surprisingly open aspect for a property so close to the centre of Guildford.

Guildford with its beautiful cobbled High Street and extensive selection of shops offers a wide range of leisure and recreational facilities including numerous restaurants, G Live centre, Yvonne Arnaud Theatre, cinema complex, Spectrum Sports Park and historic castle. Guildford has 2 train stations and the mainline



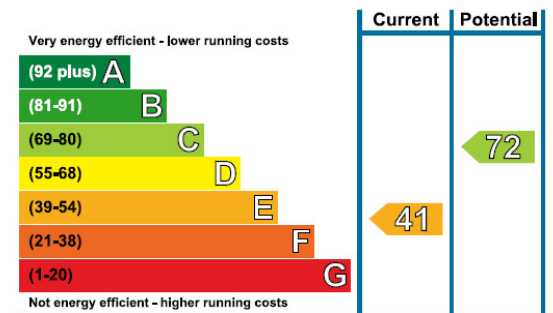


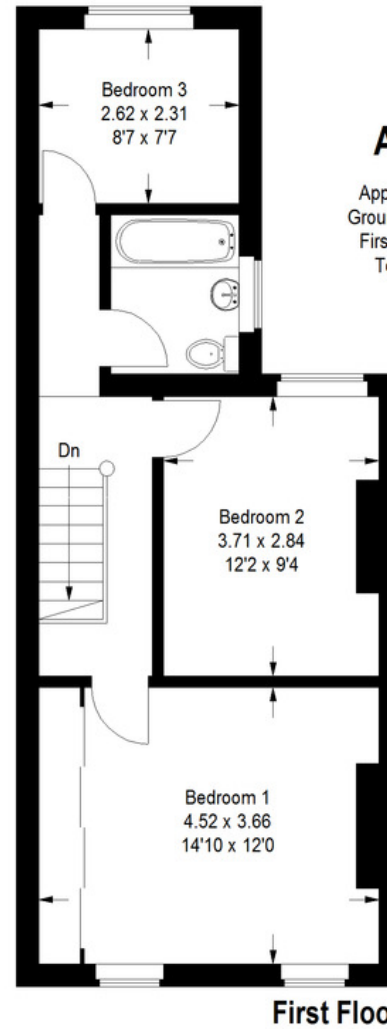
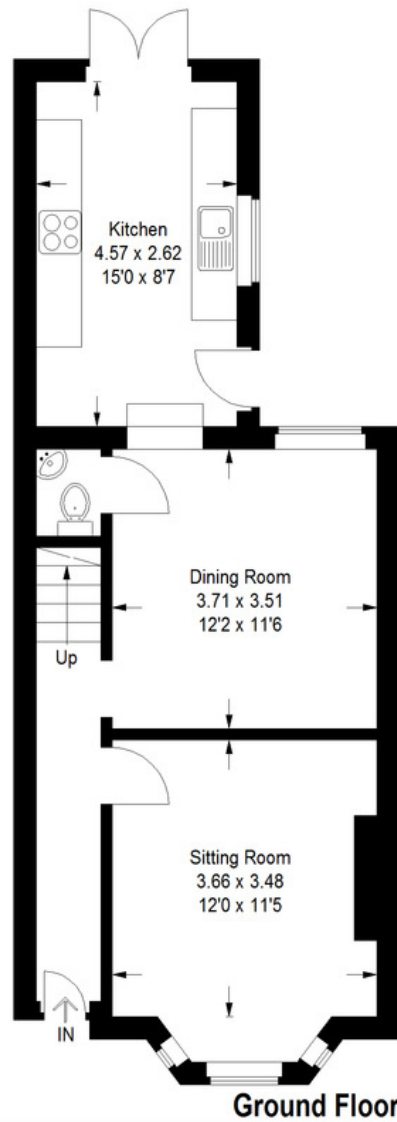


station is approximately half a miles walk from the property for regular services to London Waterloo in approximately 35 minutes. The A3 is easily reached for rapid links to London, the south coast, the wider motorway network and Heathrow Airport.

Schools in the area are widely regarded as being of a very high standard including St Nicholas C of E Infant School, Holy Trinity and Guildford County School. Additionally there is an excellent selection of schools in the private sector including the Royal Grammar School, Guildford High & Tormead and St. Catherine's School for Girls in Bramley. Surrounding the area is some of the most breathtaking countryside with the Surrey Hills being an Area of Outstanding Natural Beauty.

### Energy Efficiency Rating





## Agraria Road

Approximate Gross Internal Area  
 Ground Floor = 46.6 sq m / 502 sq ft  
 First Floor = 46.9 sq m / 505 sq ft  
 Total = 93.5 sq m / 1007 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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**Pewleys.**