



27 West Meads, Guildford GU2 7ST



**COLLINS**  
Independent Estate Agent





## 27 West Meads Guildford GU2 7ST

£1,095,000

Freehold

A classic and fully refurbished 1930s detached family house with a contemporary edge featuring four bedrooms. The property was purchased by my clients in 2006 and then a careful and extensive modernisation and enlargement process began around 2008-2009. The main works include increasing the bedrooms to four on the first floor with a two storey side extension, plus a contemporary additional living space to the rear creating a spacious open plan, three room hub, designed to join together the kitchen, dining and family room. In addition great expense and care was taken to maximise the flow by reversing the staircase to allow the flow of the layout which makes the home feel like it was originally constructed in this way. This is a rare feature for an extended home. The private and well kept garden faces west to the rear and there is plenty of off road parking on a shingle drive to the front with gated side access.



- Close to Onslow Village schooling for all ages
- Hand built timeless painted shaker kitchen
- Custom built cupboards and displays throughout
- Gas central heating and under floor heating, double glazed
- Re plumbed and rewired
- Large family bathroom, Ensuite and G/F Shower room
- Four generous bedrooms
- Three reception areas with stone and wood floors
- EPC - D
- Council tax band - F





West Meads is a sought after address for families looking for good schooling and easy access to the town, mainline station and countryside. The road comprises of mainly detached houses about 0.68 miles from The Guildford County Secondary School, as the crow flies. The rise in reputation, results and facilities at The County Secondary School have increased the areas appeal even more in recent years. Onslow Village is a lovely place to live with schools for all ages within a short distance creating a strong community and family atmosphere.



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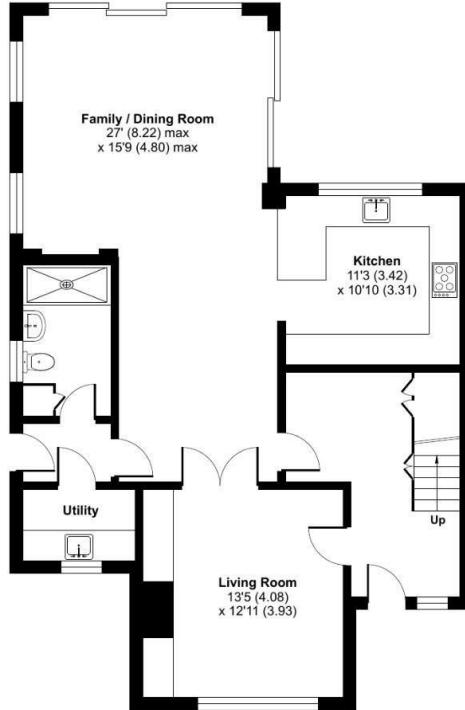
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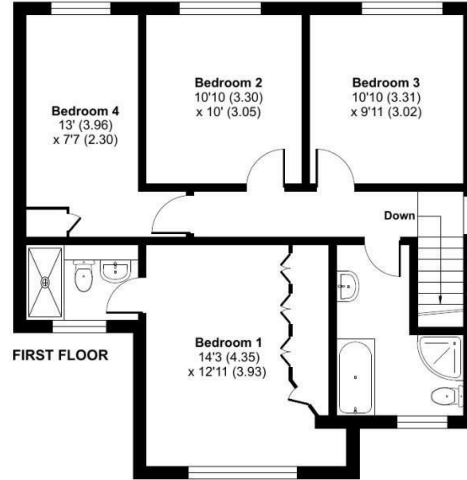
## West Meads, Guildford, GU2

Approximate Area = 1694 sq ft / 157.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1091923.



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