



14 Johnston Walk, Guildford GU2 9XP



COLLINS
Independent Estate Agent





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Asking price £595,000
Freehold

A 1930s semi detached house in excellent condition and enjoying a good sized south backing rear garden. Since purchasing the house through me in December 2019 the property has been cleverly transformed by joining the kitchen together with a dining space, creating a large light open plan room. During the alterations a utility space and downstairs cloakroom have also been formed. The sitting room is a lovely room featuring a bay window, cafe style shutters and Amtico flooring that flows throughout the ground floor. The three bedrooms are all good sizes, especially the main with a bayed window. The bathroom has been tastefully refitted with beautifully tiled walls and a new white suite. Overall this home has a feeling of a brand new home but in the character of a 1930s property.

The garden was transformed in the Spring of 2024 following a professional design incorporating seasonally planted flower and shrub borders. A composite raised deck and further "G&T" deck, covered by a pergola, catches the late summer evening sun. The garden is fully enclosed with double gated side access to a driveway and garage that adjoins the pergola.



- 1930's semi detached house
- Driveway parking, garage
- South backing garden
- Totally refurbished
- New large kitchen living space
- New cloakroom and bathroom
- No onward chain
- EPC - C
- Council Tax Band - E





Johnston Walk is situated about 2.2 miles from Guildford mainline station and is close to local shops and amenities including a Waitrose/Shell service station on the Worplesdon Rd. There are numerous schools for all ages within easy reach to include, St Josephs Catholic Primary, Northmead Juniors and Stoughton infant and Junior school. On the neighbouring Queen Elizabeth Park is a good Gym and excellent nursery. A bus stop at the end of the road provides a regular service to Guildford.



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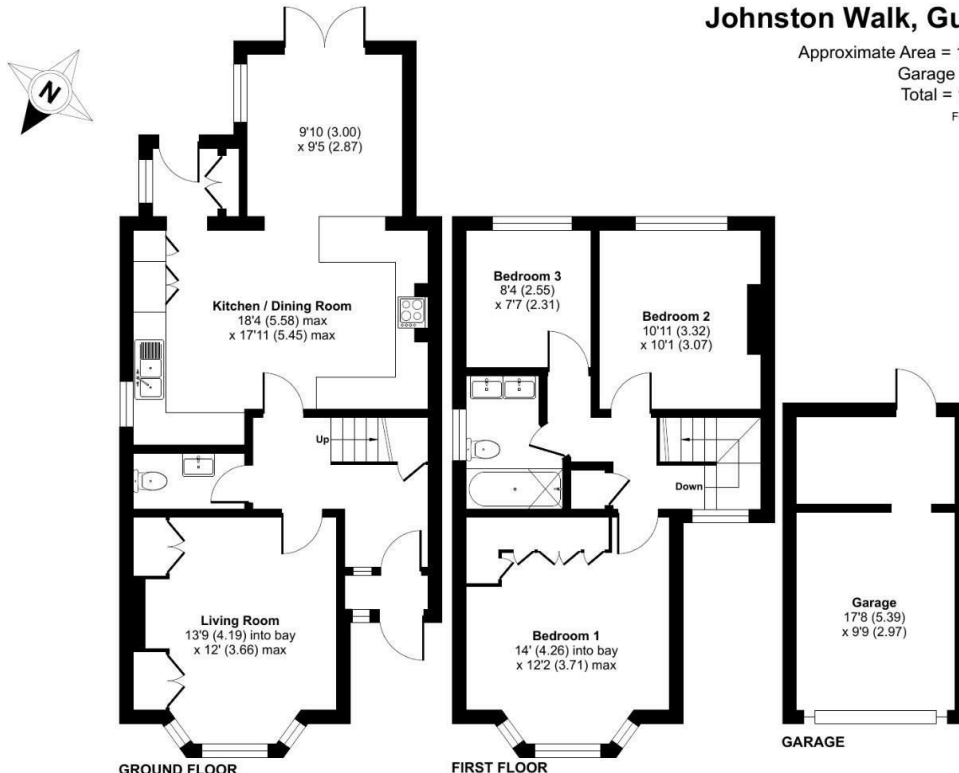
Johnston Walk, Guildford, GU2

Approximate Area = 1097 sq ft / 101.9 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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