



## 3 NETTLES TERRACE

Guildford, Surrey GU1 4PA

Located in a highly sought after location, in the heart of Guildford and within a short walk of many local amenities – an attractive semi detached late-Victorian town home with adaptable accommodation and potential for further improvement

- **2/3 BEDROOMS**
- **SHOWER ROOM**
- **SITTING ROOM**
- **DINING ROOM**
- **KITCHEN**
- **GAS CENTRAL HEATING**
- **BASEMENT**
- **REAR GARDEN**

Guildford High Street – 0.6mile  
Mainline station – 0.7mile

### The Location

Nettles Terrace is a quiet residential street in the heart of Guildford of just a few houses, close to the High Street and both of Guildford's stations. Guildford has a frequent service to London Waterloo, with journey times from around 38 minutes. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network. There is a good selection of schools in the area, including Sandfield Primary, Holy Trinity, Royal Grammar School, Guildford High School, Tormead and Lanesborough. There is also the University of Surrey and Guildford Law College located in the town. Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a

number of independent shops and restaurants as well as well known High Street brands. Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Stoke Park offers a wonderful green space nearby and includes the Spectrum Sports and Leisure Centre and the Guildford Lido open-air swimming pool. Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

### The Property

Conveniently situated within a short walk of the town centre and mainline station, this pretty redbrick Victorian town house, with accommodation arranged over three floors. The side entrance gives access on to the hall with reception rooms either side, the sitting room with an attractive fireplace. The kitchen is well fitted with a good range of units, and leads to a utility room and WC. On the first floor there are two double bedrooms and a bathroom. The rear patio garden enjoys an easterly aspect.

### Directions

From the centre of Guildford take York Road heading north passing Waitrose on your right hand side. At the traffic lights turn left on to Stoke Road. After about a quarter of a mile turn left in to Markenfield Road just before the railway bridge, then first left in to Nettles Terrace. Number 7 is about halfway along on the left.



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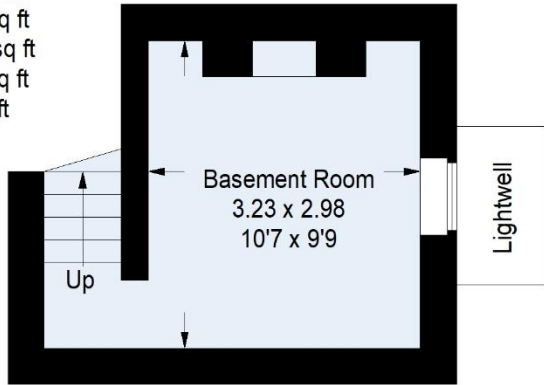
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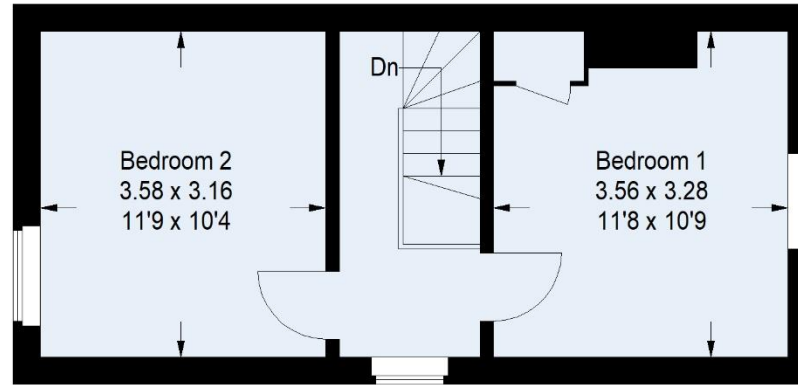


Approximate Gross Internal Area  
 Basement = 12.6 sq m / 136 sq ft  
 Ground Floor = 55 sq m / 592 sq ft  
 First Floor = 29.7 sq m / 320 sq ft  
 Total = 97.3 sq m / 1048 sq ft

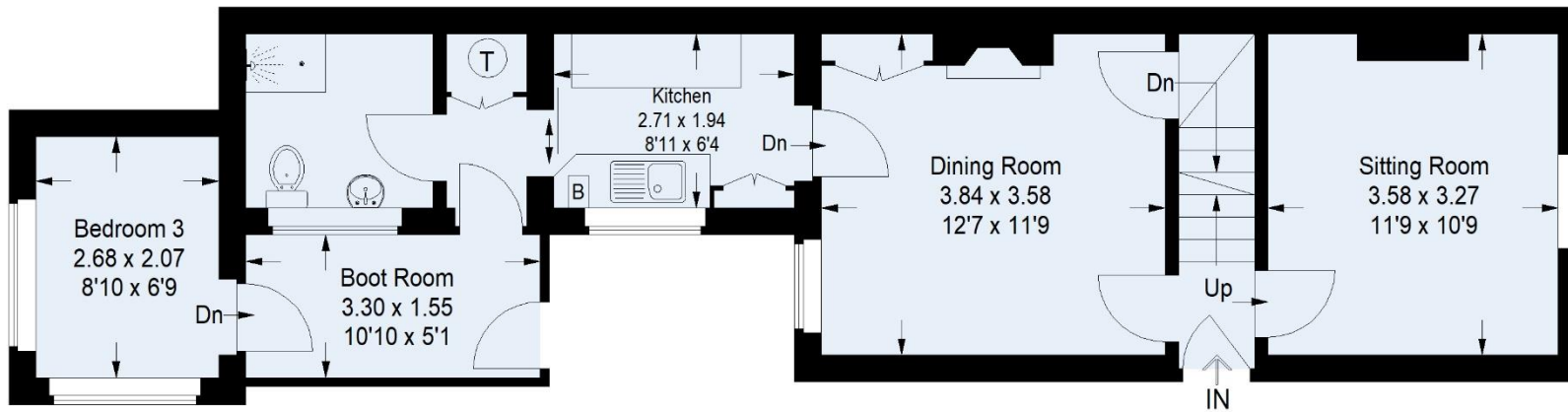
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**Basement**



**First Floor**



**Ground Floor**

