



INTRODUCING

25 Grantley Road

GUILDFORD, GU2 8BW

A beautifully presented family home set on the sought-after Grantley Road, ideal for families seeking comfort, space, and versatility. The generous rear garden is ideal for family life and summer gatherings, complete with a smart decked area and level lawn. A detached garden office offers the perfect work-from-home solution or creative studio space

4 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

DETACHED GARDEN OFFICE

Tenure: Freehold Council Tax Band: D

EPC: C

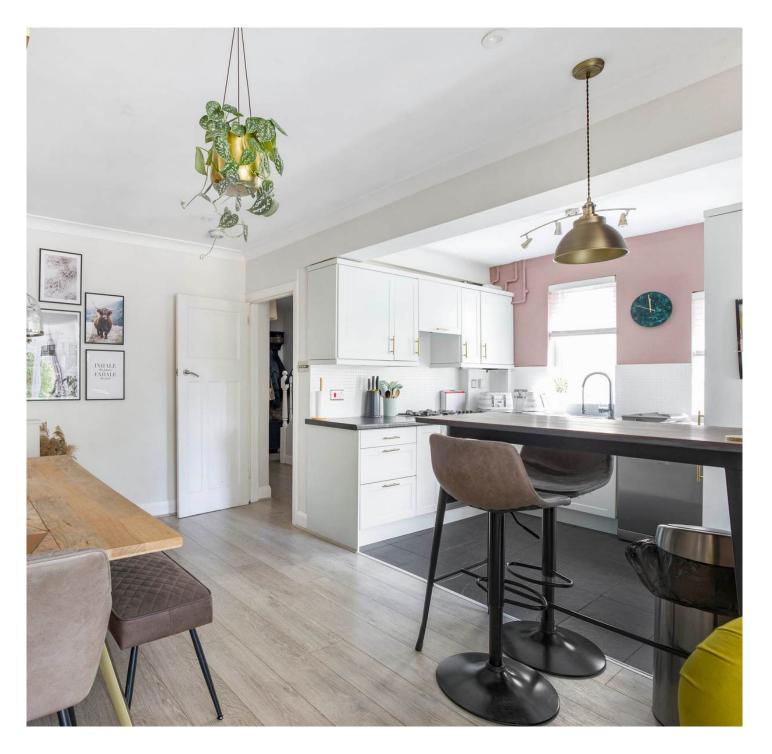












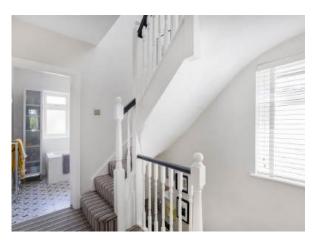


































Approximate Gross Internal Area 1468 sq ft - 137 sq m

Ground Floor Area 620 sq ft - 58 sq m First Floor Area 483 sq ft - 45 sq m Top Floor Area 365 sq ft - 34 sq m Family Room 10'7 x 10'4 3.22 x 2.93m St Bedroom 4 9'6 x 7'7 Dining Room Bedroom 3 2.90 x 2.30m 12'10 x 11'0 12'8 x 11'0 3.92 x 3.35m 3.87 x 3.36m Bedroom 1 12'10 x 11'9 3.91 x 3.58m Bedroom 2 St Lounge 13'0 x 11'6 13'7 x 10'4 3.54 x 3.51m 3.54 x 3.51m Dressing Room

Ground Floor First Floor

Utility Room 7'0 x 4'7 2.12 x 1.41m

Kitchen

9'3 x 7'7

2.82 x 2.30m

Top Floor

14'4 x 7'7 4.37 x 2.30m

% Chantries & Pewleys

01483 405222 guildford@chantriesandpewleys.com 2 St Marys Terrace, Mill Lane, Guildford, Surrey GU1 3TZ