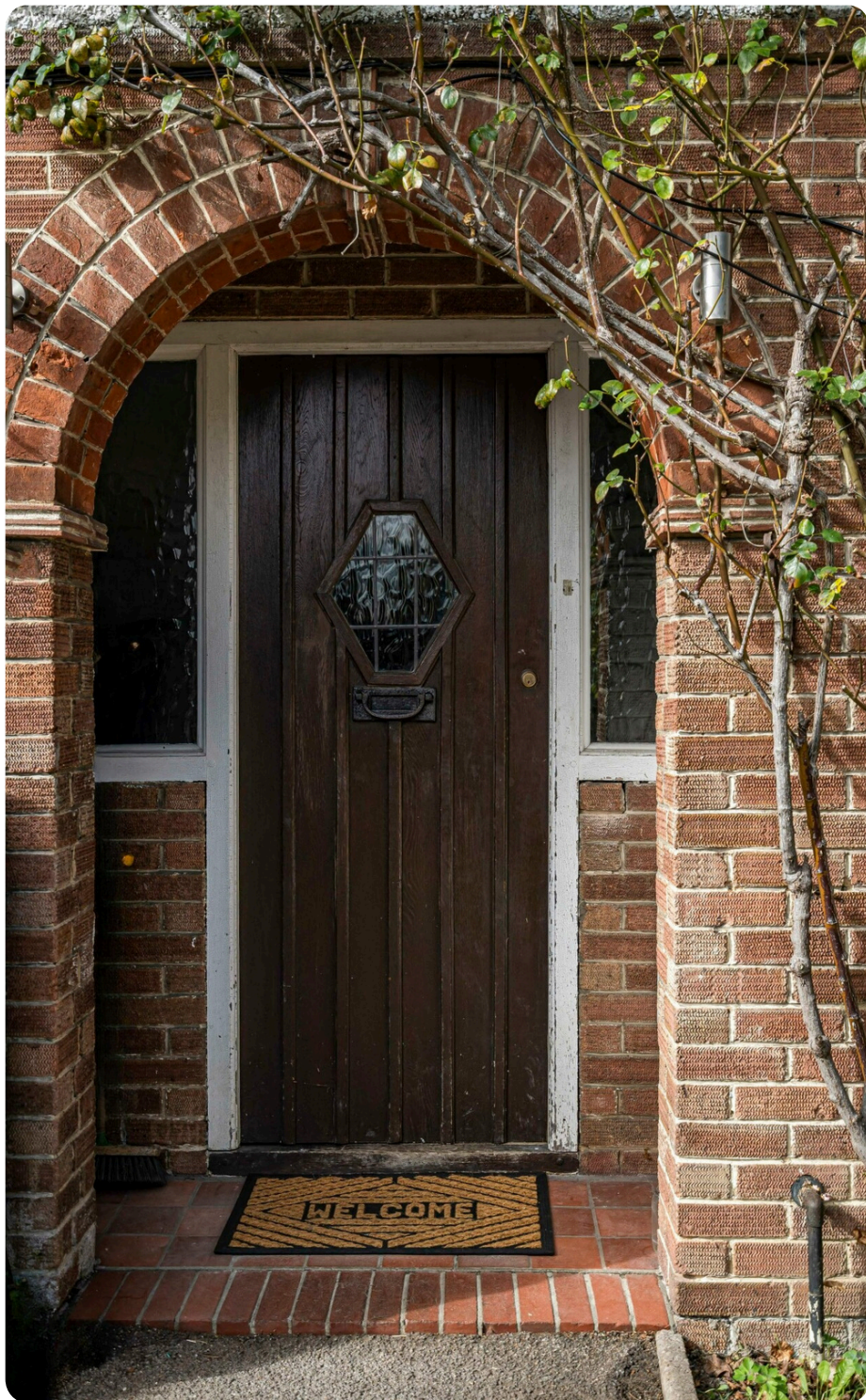




**Chantries
& Pewleys**



Irwin Road
Guildford



INTRODUCING

23 Irwin Road

GUILDFORD, GU2 7PW

Set on one of Guildford's most sought-after roads, this extended four-bedroom home offers generous living space, a large south-facing garden, and excellent potential for modernisation. With flexible accommodation including multiple reception rooms, a loft-converted master suite, and a playroom/study, it's the perfect canvas for family living. Ideally located within walking distance of the town centre, mainline station, and County School catchment, it combines space, convenience, and opportunity in a prime setting.



4 BEDROOMS



2 RECEPTION ROOMS



LARGE SOUTH-FACING GARDEN



SCOPE FOR FURTHER IMPROVEMENT

Freehold
Council Tax Band - E
EPC -













Approximate Gross Internal Area 1697 sq ft - 158 sq m

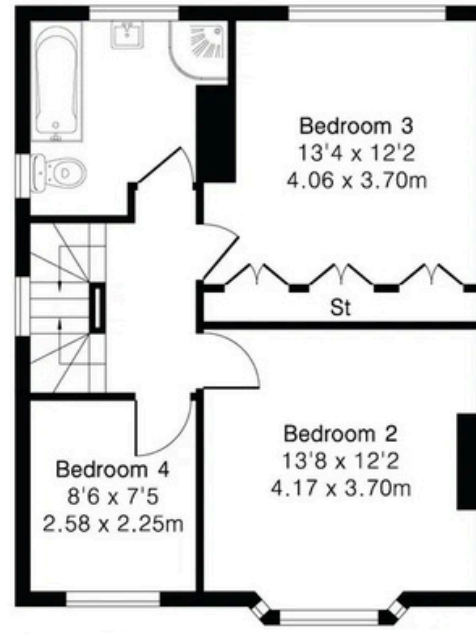
Ground Floor Area 853 sq ft – 79 sq m

First Floor Area 505 sq ft – 47 sq m

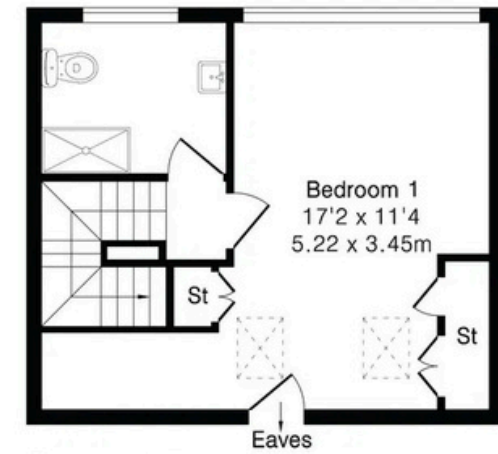
Second Floor Area 339 sq ft – 32 sq m



Ground Floor



First Floor



Second Floor



01483 405222

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