

# Testard Road

Guildford, Surrey







# A charming four-bedroom end-of-terrace home, just 0.2 miles from Guildford railway station and within walking distance of the High Street.

Guildford station 0.2 miles (from 32 minutes to London Waterloo), Guildford High Street 0.3miles, A3 (Guildford southbound) 1 mile, A3 (Guildford northbound) 1.3 miles, M25 (Junction 10) 10.4 miles, Heathrow Airport 25.6 miles, Gatwick Airport 25.8 miles, Central London 34.4 miles  
(All distances and times are approximate)

  
4

  
2

  
2

## Summary of accommodation

- Ground Floor: Dining room | Kitchen | Drawing room
- First Floor: Three bedrooms | Family bathroom
- Second Floor: Principal bedroom with en suite
- Lower Ground Floor: Utility room | Cloakroom

Gardens and Grounds: Beautiful south-east facing garden with a plethora of mature shrubs and plants | Patio seating area | Garden shed





# Situation

Testard Road is a fantastic place to live, offering an unbeatable central Guildford location. Just 0.2 miles from the main railway station, it's ideal for commuters heading into London. Families are equally well served, with the outstanding-rated Guildford County School only a short stroll away. With the High Street's shops, cafés and restaurants within easy walking distance, Testard Road perfectly combines convenience, excellent schooling, and great transport links in one of the town's most sought-after spots.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

 **Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

 **Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

# Testard Road

Nestled on one of Guildford's most desirable residential streets, this stunning end-of-terrace home offers a spacious 1,347 sq ft of versatile living space, spread over four floors. Perfectly designed for modern family life or working from home, the property boasts a fantastic layout that adapts to your needs.

The ground floor features two inviting reception rooms, including a charming bay-fronted sitting room and a bright dining room that opens onto the rear garden—ideal for entertaining. The kitchen has been exceptionally modernized, with a smart and stylish finish, making it the perfect space for hosting guests and culinary creativity.

The lower ground floor is home to a large utility room and WC, providing additional practical space.

Upstairs, the first floor comprises three bedrooms and a stylish family bathroom. The second floor is dedicated to a spacious principal bedroom with an en suite shower room, offering a peaceful retreat with plenty of natural light.

This beautifully appointed home blends practicality with charm in an unbeatable central location—perfect for those seeking a blend of comfort, space, and convenience.



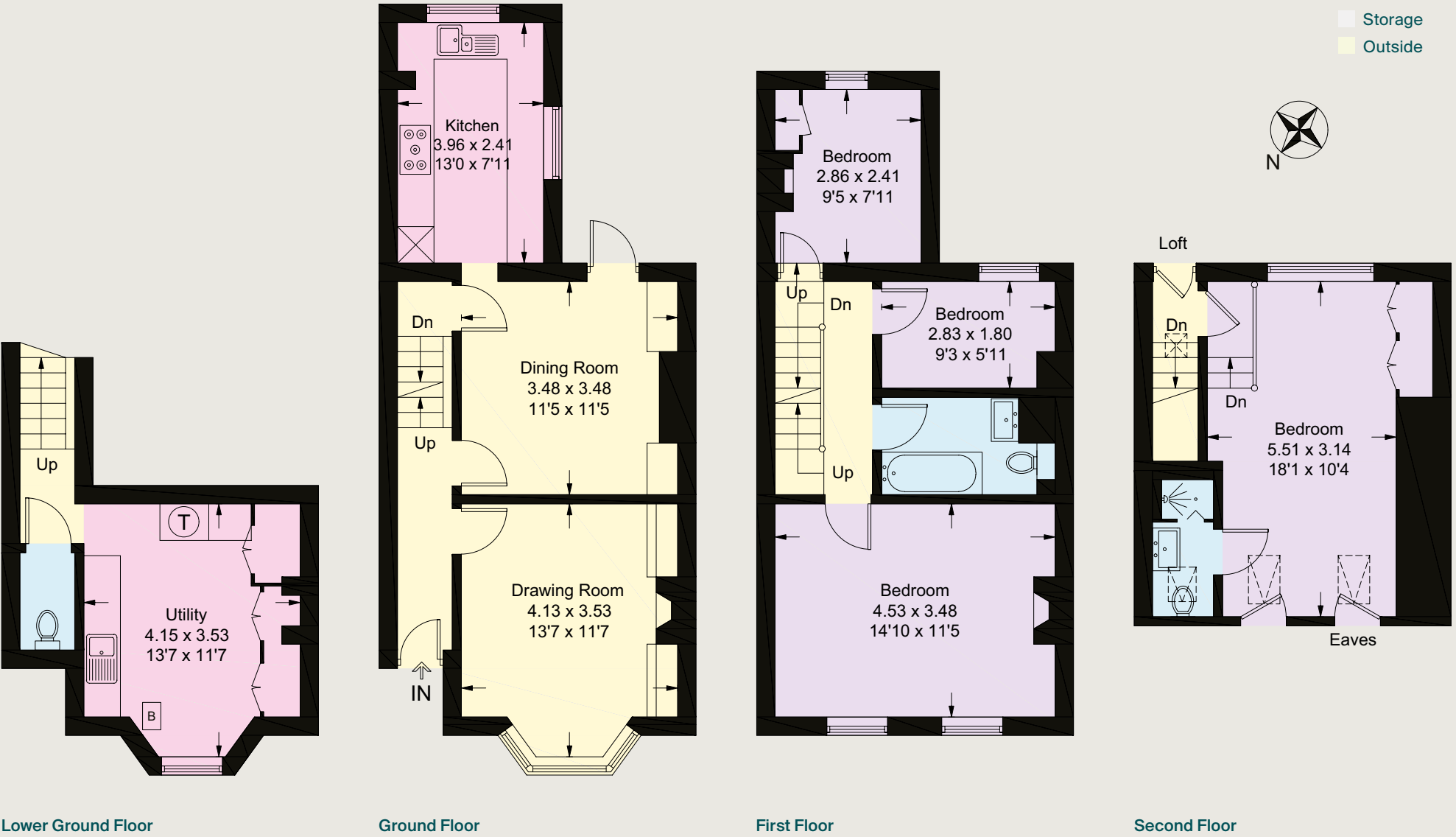








Approximate Gross Internal Floor Area  
125.1 sq m / 1347 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



# Garden & Grounds

Outside, the tiered rear garden offers a practical and attractive outdoor space. A patio area directly off the dining room provides a pleasant spot to sit and enjoy the warmer weather. The garden is planted with a variety of mature shrubs and plants, offering the opportunity to maintain and further develop a well-kept, attractive garden.

Further up the garden, an elevated seating area provides a quiet space to relax and enjoy the sun at different times of the day. At the top of the garden, a garden shed offers useful additional storage, completing this well-designed and functional outdoor area.



# Property Information

**Services**  
We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

**Tenure**  
Freehold

**Local Authority**  
Guildford Borough Council

**Council Tax**  
Band D

**EPC Rating**  
D

**Directions**  
Postcode:GU2 4JU  
What3words: ///spends.stud.beats

**Viewings**  
Viewing is strictly by appointment through Knight Frank.





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