

32 COLLINGWOOD CRESCENT

Boxgrove



**Chantries
& Pewleys**

ESTATE AGENTS



**Approximate Gross Internal Area 1111 sq ft - 103 sq m
(Excluding Garage)**

Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 496 sq ft – 46 sq m

Garage Area 144 sq ft – 13 sq m



AT A GLANCE

- Detached three bedroom home
- No onward chain
- Opportunity to update and personalise
- Rear garden with mature planting
- Covered terrace area for outdoor seating
- Garage and driveway parking
- Separate study/home office
- Dual aspect sitting/dining room
- Established residential setting
- Within catchment for well-regarded schools

Tenure: Freehold. Council Tax Band: F. EPC: D



FROM THE AGENT

"This is the first time that this house has been on the open market since it was built, having been bought off plan by the current family. The main living space runs through from front to the back, and connects directly with the garden, while the additional reception room and study give flexibility for working from home or separate day-to-day use. Upstairs, the bedrooms are evenly arranged with built-in storage, and the proportions feel consistent rather than compromised."

Outside the garden has depth, established boundaries and a covered seating area already in place, enjoying a sunny southerly aspect. Overall, this is a practical house in a location that continues to attract family buyers, particularly those focused on schooling. The lack of onward chain also allows for a more straight forward move."

Anthony

Anthony Brown
Director



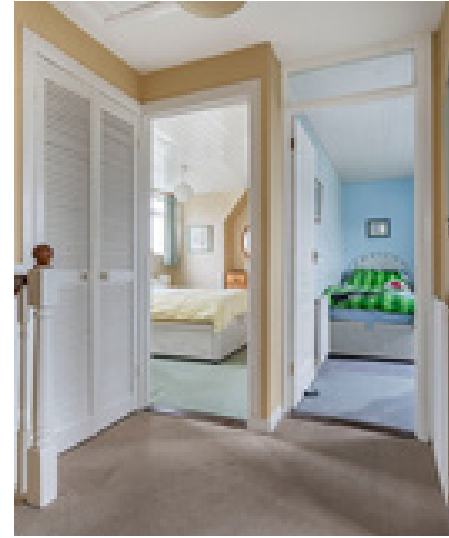
PRACTICAL LAYOUT

A central hallway gives access to the reception rooms; to the rear, the sitting/dining room runs the full width of the house. This is the space that will carry most of the day-to-day living, with direct access out to the garden and enough width to zone seating and dining properly.

The kitchen sits alongside, with a practical footprint and direct access outside. It works as it is, but there is obvious scope to open up the kitchen to the family room depending on how a buyer wants to use the space. In addition, the study gives a defined workspace away from the main living areas, which is increasingly important for many buyers.



BEDROOMS & BATHROOM



Upstairs, the three bedrooms are arranged around a central landing. The principal bedroom benefits from a range of built-in storage and a straightforward layout for furniture. The remaining two bedrooms are well placed for children, guests or continued use as a study if needed. The bathroom is centrally located and serves all rooms.



THE GARDEN

The rear garden has established planting, with a mix of lawn and planted borders. A covered terrace sits directly off the house, creating a usable outdoor area that works in different weather conditions. This adds a layer of practicality that many similar houses do not offer. The garage and driveway provide parking and storage, with further potential depending on how a buyer chooses to use the space.





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