23 Millmead Terrace, Guildford GU2 4AT

COLLINS
Independent Estate Agent

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Asking price £649,995
Freehold

The property is offered to the market with no onward chain and benefits from a thoughtfully designed rear and side return kitchen/dining extension, together with a convenient cloakroom. The windows have been replaced throughout with hardwood double glazed sash windows, designed in keeping with the conservation requirements. Internally, the ground floor offers two well proportioned reception rooms, each featuring a fireplace and original wooden flooring. There are three bedrooms on the first floor, along with a family bathroom incorporating a separate shower. The professionally tanked basement, completed by Surrey Basements, provides valuable additional accommodation and could be used as a habitable space or fourth bedroom. To the rear, the thoughtfully designed extension creates a versatile kitchen/dining space with doors opening directly onto the peaceful, fully enclosed garden. There is also scope for further alteration and enlargement of the kitchen area, offering an exciting opportunity for the new owner to tailor the space to their requirements.

- Millmead Conservation area
- Gas central heating with a new boiler
- Electrical system updated
- Replaced double glazed sash windows
- Basement conversion
- Rear extension
- EPC - C
- Council Tax - D

Millmead Terrace offers an excellent location for those seeking a characterful family home within easy walking distance of Guildford town centre and the railway station, making it particularly convenient for commuters. Guildford station is approximately 500 metres away, with Guildford County School around 600 metres away. The River Wey is also close by, with several attractive riverside pubs and the landmark Iron Town Bridge providing easy access to the lower High Street, all within a short walk. With its relatively traffic-free setting, central location and excellent access to the river, town centre and transport links, Millmead Terrace is regarded as one of the most desirable locations for living in Guildford.

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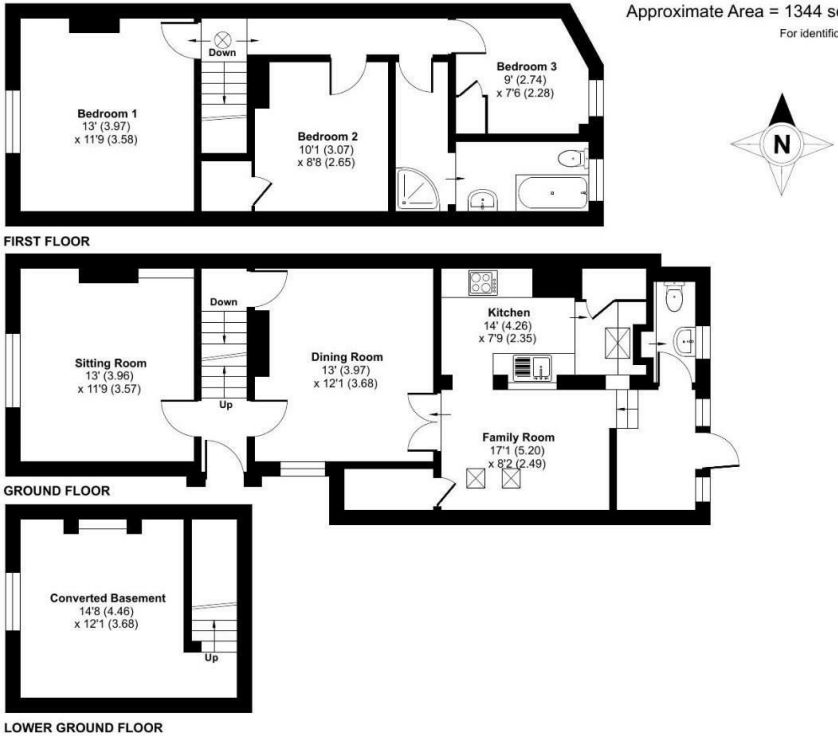
Approximate Area = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1513216

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