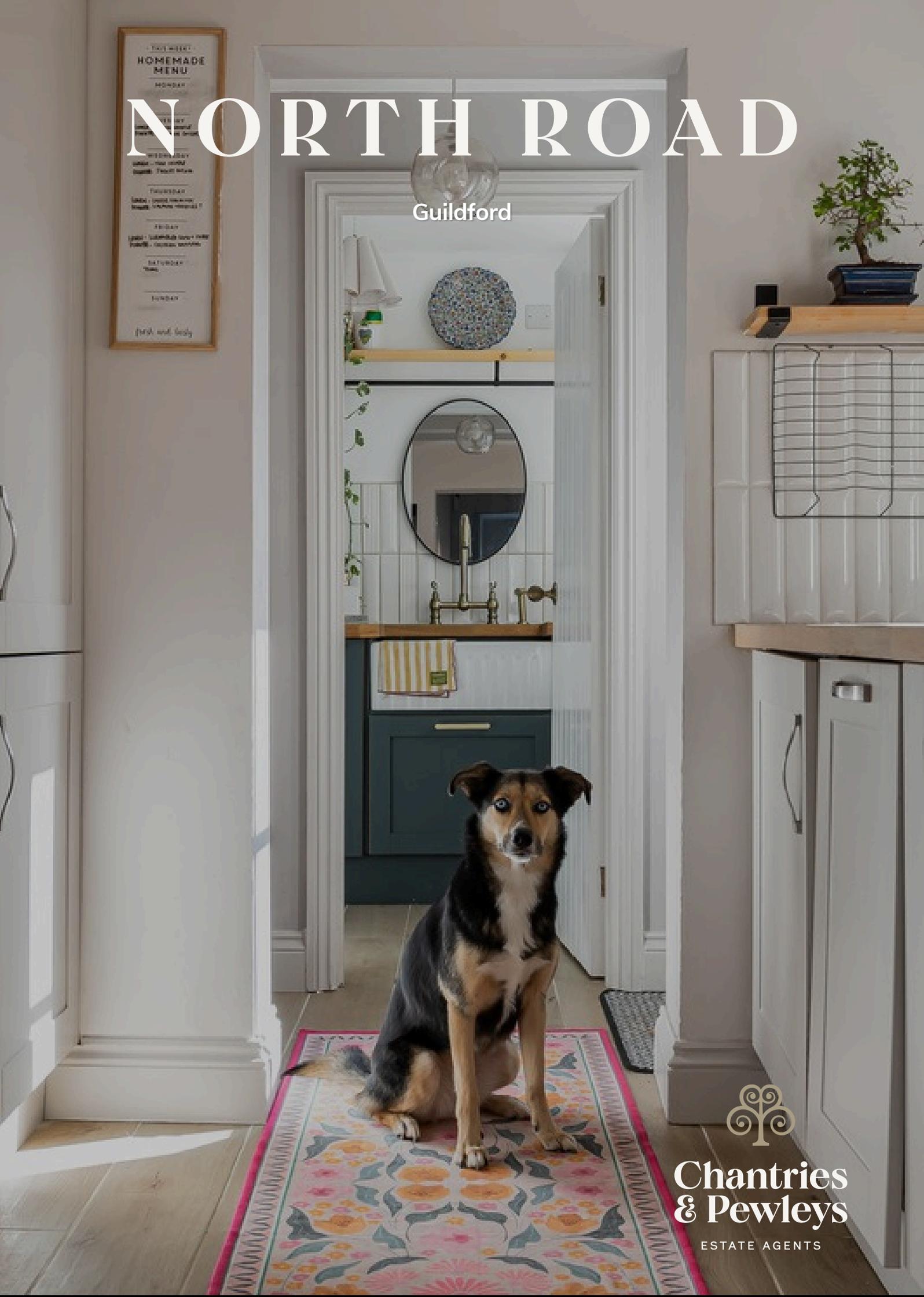


# NORTH ROAD

Guildford



**Chantries  
& Pewleys**

ESTATE AGENTS

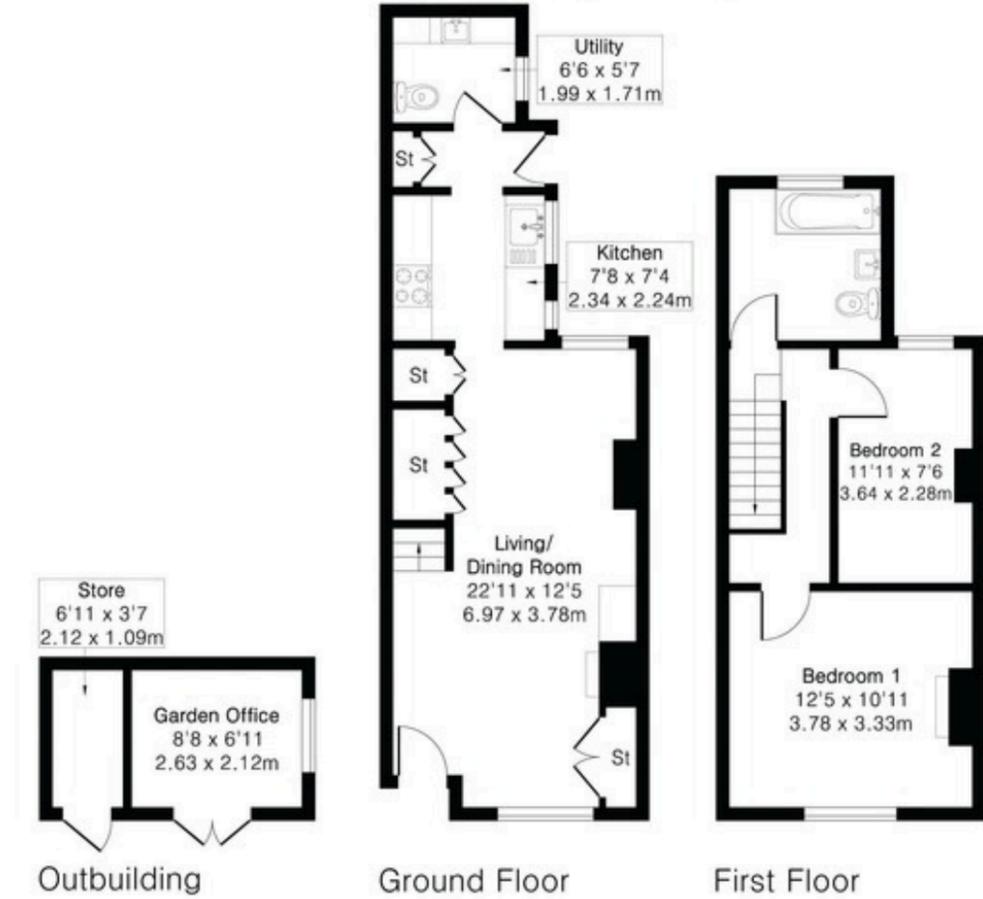


**Approximate Gross Internal Area 745 sq ft - 69 sq m  
(Excluding Outbuilding)**

Ground Floor Area 399 sq ft – 37 sq m

First Floor Area 346 sq ft – 32 sq m

Outbuilding Area 88 sq ft – 8 sq m



# AT A GLANCE

- 2 double bedrooms
- Open-plan dining/living room
- Modern kitchen
- Ground floor wc/utility room
- Family bathroom
- Garden with home office
- Period features
- On street parking



# FROM THE AGENT

This Victorian terrace has been carefully refurbished with a clear eye for detail, retaining the character of the original house while introducing high quality modern finishes.

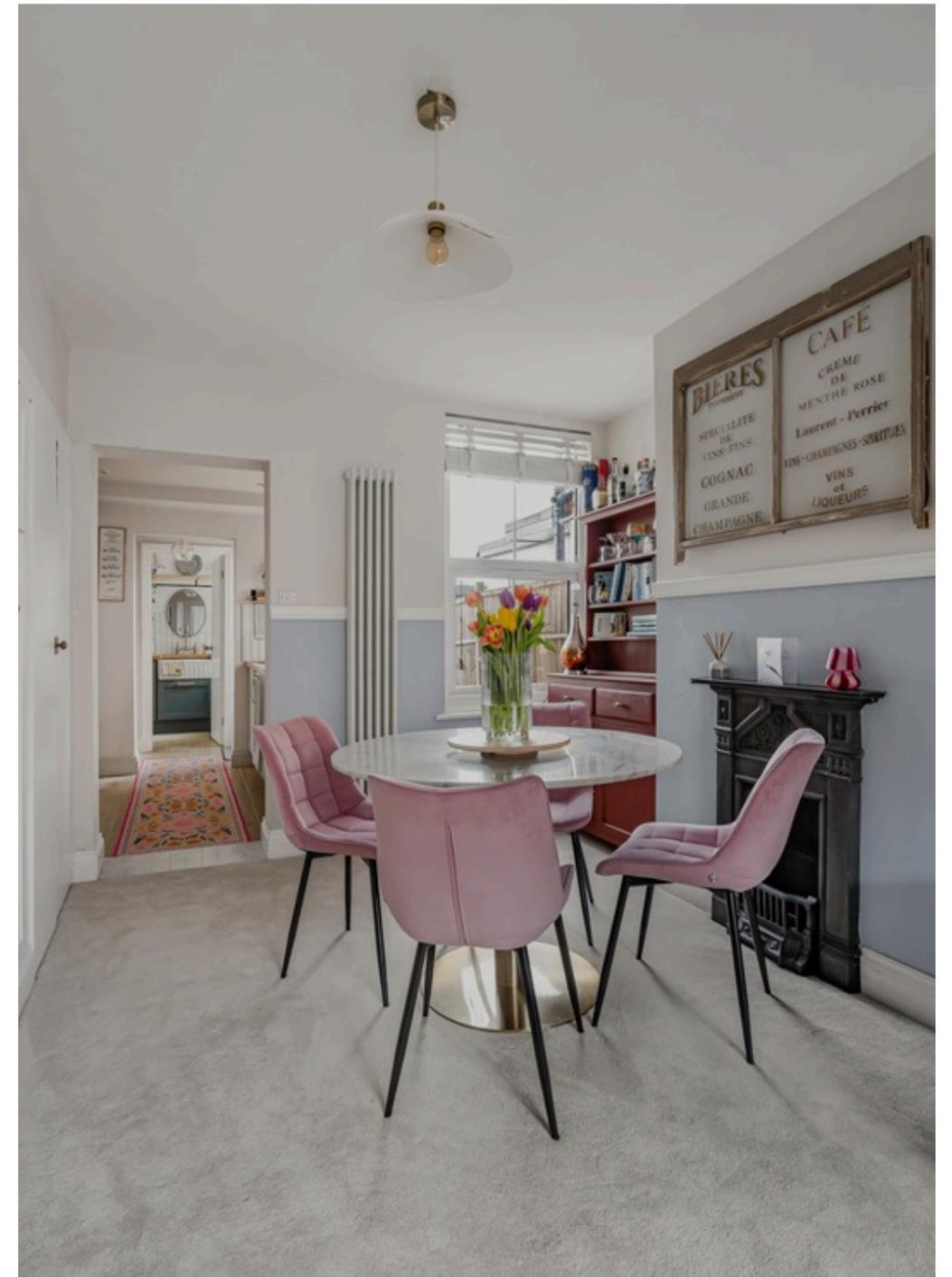
The ground floor is arranged as an open living and dining space centred around a fireplace with wood-burning stove. The kitchen has been thoughtfully fitted with modern cabinetry and wooden worktops and connects through to a recently converted utility and WC. Upstairs are two double bedrooms and a contemporary bathroom, all presented with the same considered approach.

Outside, the garden has been landscaped with lawn, patio seating and planting beds. Just behind the house sits a detached garden office, creating a practical space for home working or hobbies.

Overall, the house reflects a refurbishment that has been carried out with care, combining period character with well-chosen fixtures and fittings throughout.



# WELCOME HOME



A traditional Victorian entrance opens into the main living space.

The ground floor has been opened to create a long living and dining room running the depth of the house.

The sitting area is centred around a fireplace fitted with a wood-burning stove. Built-in cabinetry and shelving frame the space, providing practical storage while maintaining a clean layout.

Large sash windows bring in natural light and the room flows comfortably through to the dining area, where there is space for a table positioned beside the window overlooking the garden. This arrangement works particularly well day to day, creating one connected living space while still allowing natural zones for relaxing and dining.



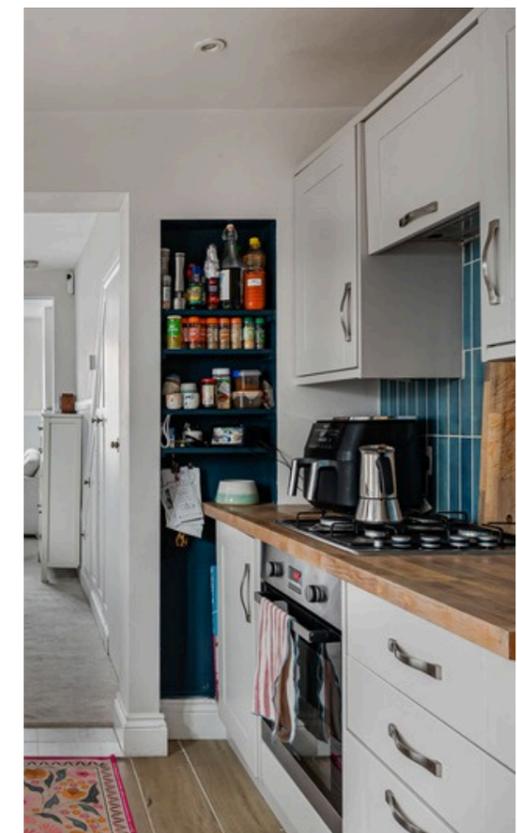
# THE KITCHEN

*Modern, practical and light*

The kitchen sits to the rear of the house and is arranged as a galley layout with cabinetry on both sides.

Shaker style units are paired with wooden worktops and tiled splashbacks, with a window above the sink looking out to the garden. The layout makes efficient use of the space while maintaining good worktop area.

Beyond the kitchen is a recently converted utility area with ground floor WC. This addition significantly improves the practicality of the house, providing space for laundry along with a cloakroom – something buyers often prioritise in period terraces.

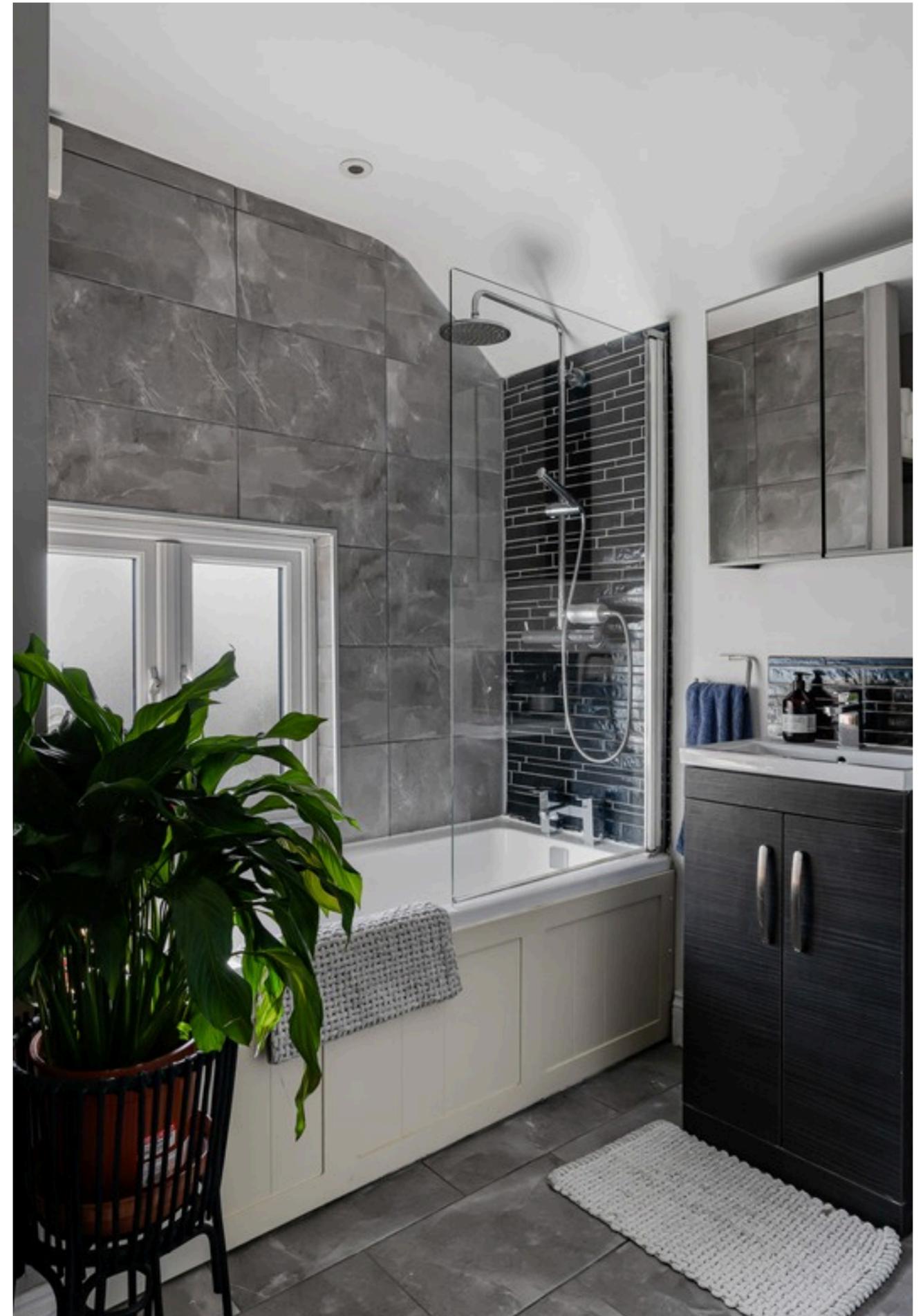


# FIRST FLOOR

Positioned at the front of the house, the principal bedroom is a well proportioned double room with a fireplace recess and a large window drawing in the natural light.

The second bedroom sits to the rear of the house and would work equally well as a guest room, home office or nursery.

The family bathroom has been updated with a modern suite including bath with shower over, contemporary tiling and vanity storage.





# THE GARDEN

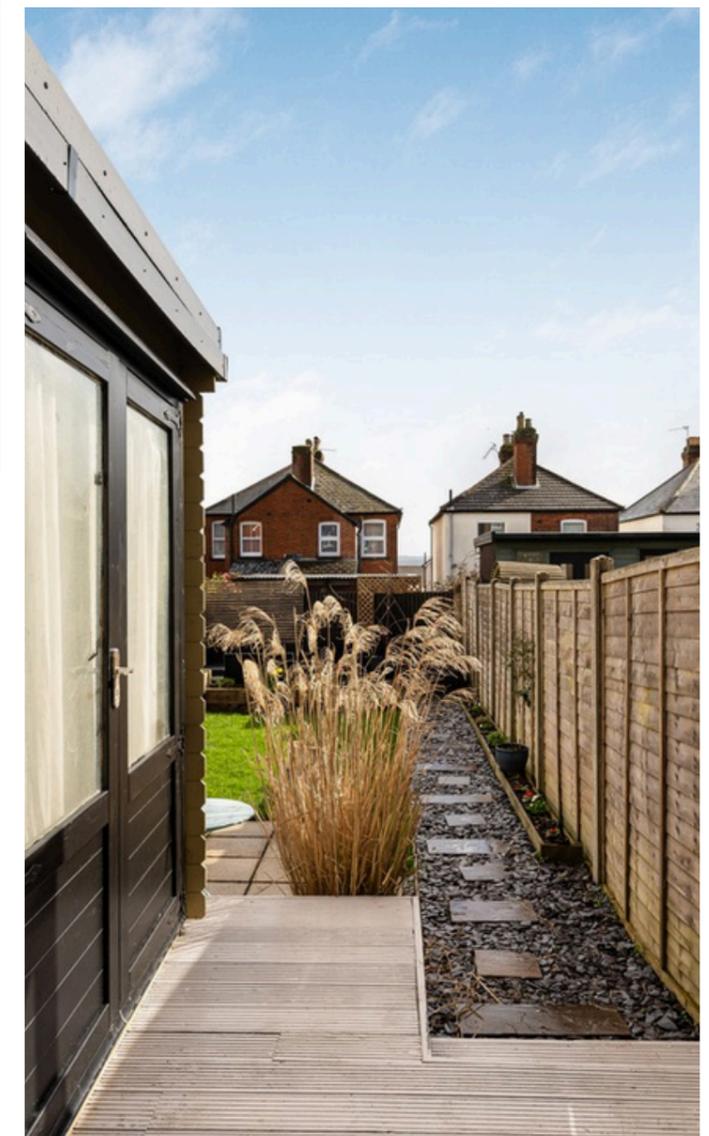
The rear garden has been landscaped to create a clear sequence of outdoor spaces.

Immediately outside the house is a detached garden office with a separate storage area. This space is ideal for home working or creative use, creating useful separation between work and home life.

Beyond the garden office is a patio area with space for seating or potentially a small barbeque. This then leads onto a central lawn with raised planting beds to either side.

A pathway runs along one side of the lawn, guiding you through to the rear seating area.

This layout provides both usable lawn space and dedicated areas for outdoor dining or relaxing.





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