

52 RECREATION ROAD

Guildford



Chantries
& Pewleys

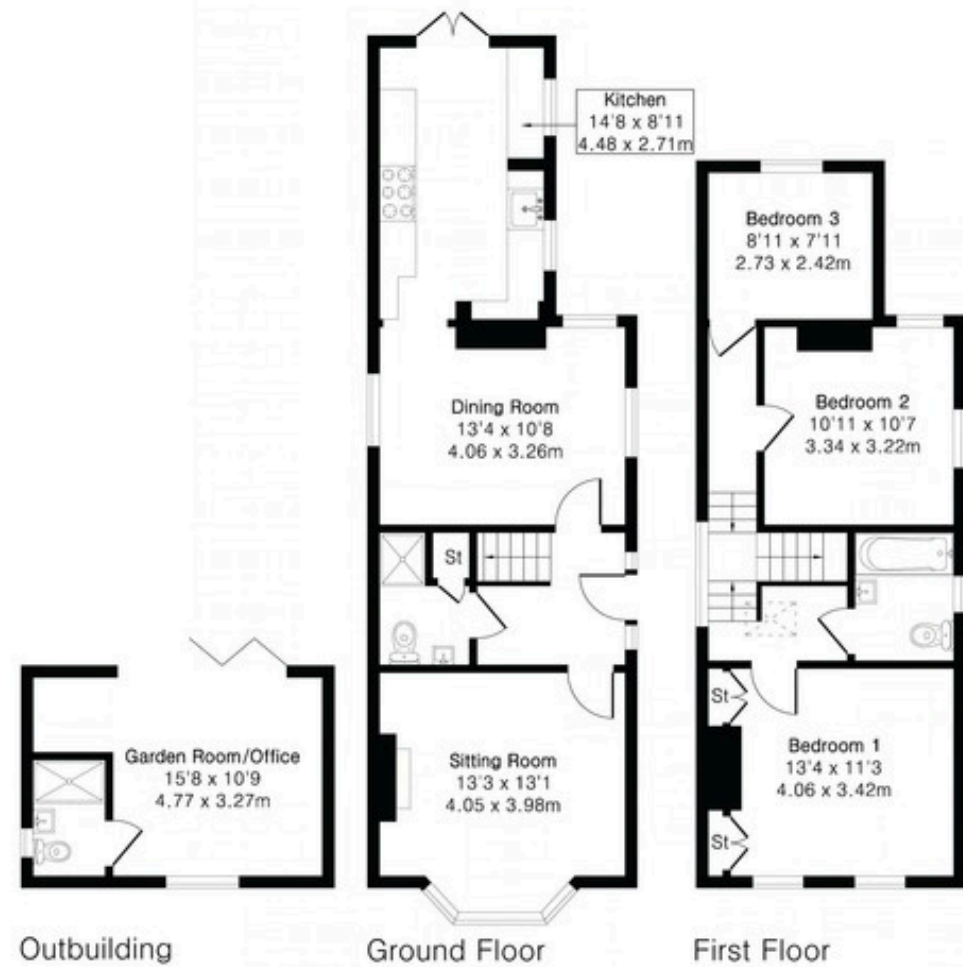
ESTATE AGENTS

**Approximate Gross Internal Area 1010 sq ft - 94 sq m
(Excluding Outbuilding)**

Ground Floor Area 541 sq ft – 50 sq m

First Floor Area 469 sq ft – 44 sq m

Outbuilding Area 168 sq ft – 16 sq m



AT A GLANCE

Detached period house

Three bedrooms

Separate sitting room with bay window

Character fireplace and original-style detailing

Dedicated dining room

Modern kitchen with double doors to the garden

First-floor family bathroom

Additional ground-floor shower room

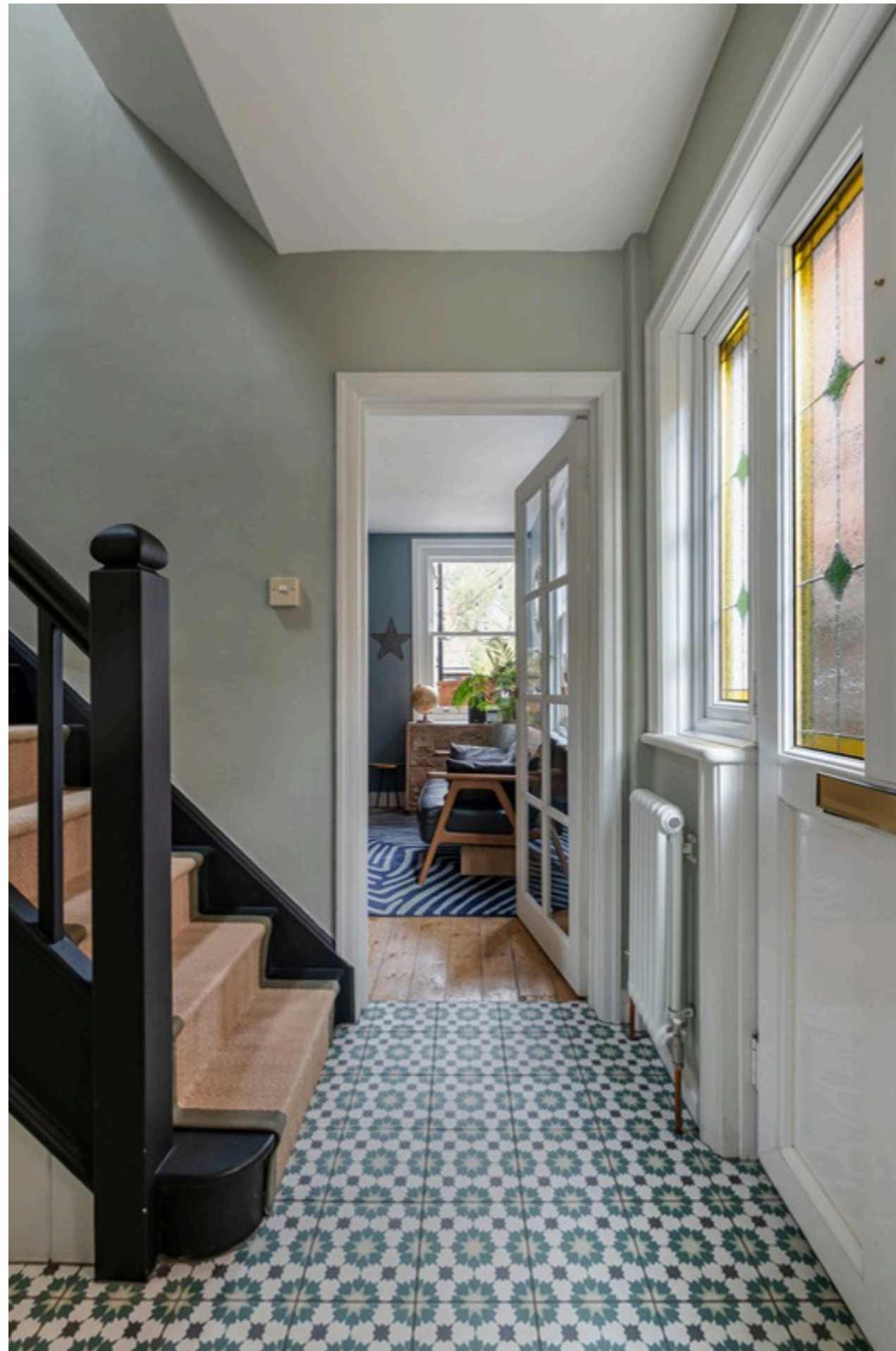
Established rear garden with generous terrace

Substantial detached garden room

0.8 miles to Guildford mainline train station

Tenure: Freehold. **Council Tax Band:** E **EPC:** TBC





FROM THE AGENT



There is a lot of personality in this house. The owners have used colour and individual finishes confidently, while retaining details such as the fireplaces, timber floors, bay window and stained glass.

The garden room is substantial enough to become a genuine part of how the property is used rather than simply an occasional extra space. With wide doors opening onto the garden, it creates useful separation from the main house for working, relaxing or hobbies.

The period detail, off-street parking and such a convenient location make this a very appealing property, particularly with the town centre, station and green spaces all within a short walk.

Warmly,

Pippa

Pippa Barnes
Associate





LIVING & ENTERTAINING

The house has a traditional red-brick exterior, with the bay window and established planting giving the front plenty of character. Off-street parking is a useful addition, particularly given the property's proximity to the centre of Guildford.

Inside, the entrance hall immediately introduces some of the detail found throughout the house. Patterned flooring, stained glass and the staircase create a strong first impression, with the principal ground-floor rooms leading from here.

At the front, the sitting room is centred around the bay window, with shutters controlling the light and adding privacy from the road. Timber flooring and an ornate fireplace retain the period character, while the owners' confident use of colour gives the room a more individual finish.

A separate shower room completes the ground-floor accommodation and adds useful flexibility to the main bathroom upstairs.



KITCHEN & DINING

The kitchen and dining room connect with one another while remaining clearly defined spaces.

The dining room has room for a substantial table and sits naturally between the front of the house and kitchen. Timber flooring continues through the space, while the strong wall colour and carefully chosen finishes give it an identity of its own.

From here, the kitchen extends towards the rear garden. Dark painted cabinetry runs along both sides, providing plenty of storage and preparation space without interrupting the route through the room. A range-style cooker sits centrally within the cabinetry, while the lighter flooring and work surfaces provide contrast.

Glazed doors at the far end open directly onto the terrace and garden. It means the kitchen has a strong connection with outside, particularly in warmer weather when the doors can be opened and the terrace becomes a natural extension of the ground floor.

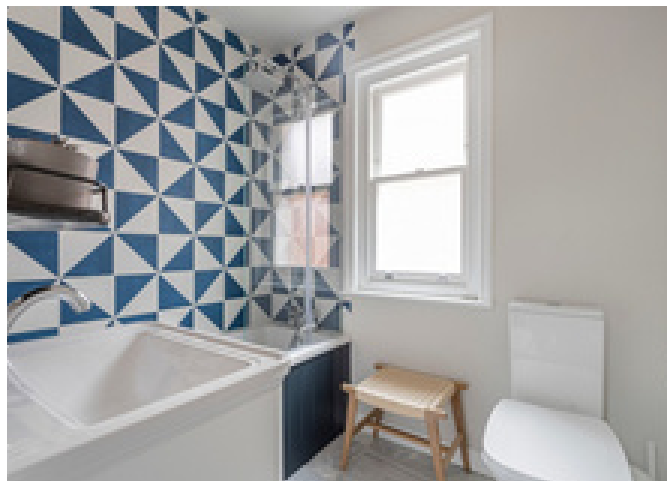


FIRST FLOOR

There are three bedrooms on the first floor, each with its own character.

The principal bedroom sits at the front of the house, where windows bring in plenty of natural light and bespoke storage has been fitted to either side of the chimney breast. The second bedroom has a dual-aspect outlook, while the third looks over the rear garden. Each continues the striking use of colour found throughout the house, giving the rooms a distinctive and considered finish.

The family bathroom is also on this floor, with a bath and a geometric tiled finish.





GARDEN & OFFICE



Immediately behind the house is a broad paved terrace, creating a defined area for a table and seating close to the kitchen. Beyond this is a central area of grass, with established shrubs and planting around the boundaries giving the garden texture and greenery.

At the far end sits a substantial detached garden room. Wide glazed doors can be opened almost completely onto the garden, while the interior provides enough room for seating, storage and furniture.

That separation from the house is important. It gives the space genuine flexibility as a home office, studio, hobby room or somewhere to spend time away from the main accommodation, without having to repurpose one of the bedrooms.





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