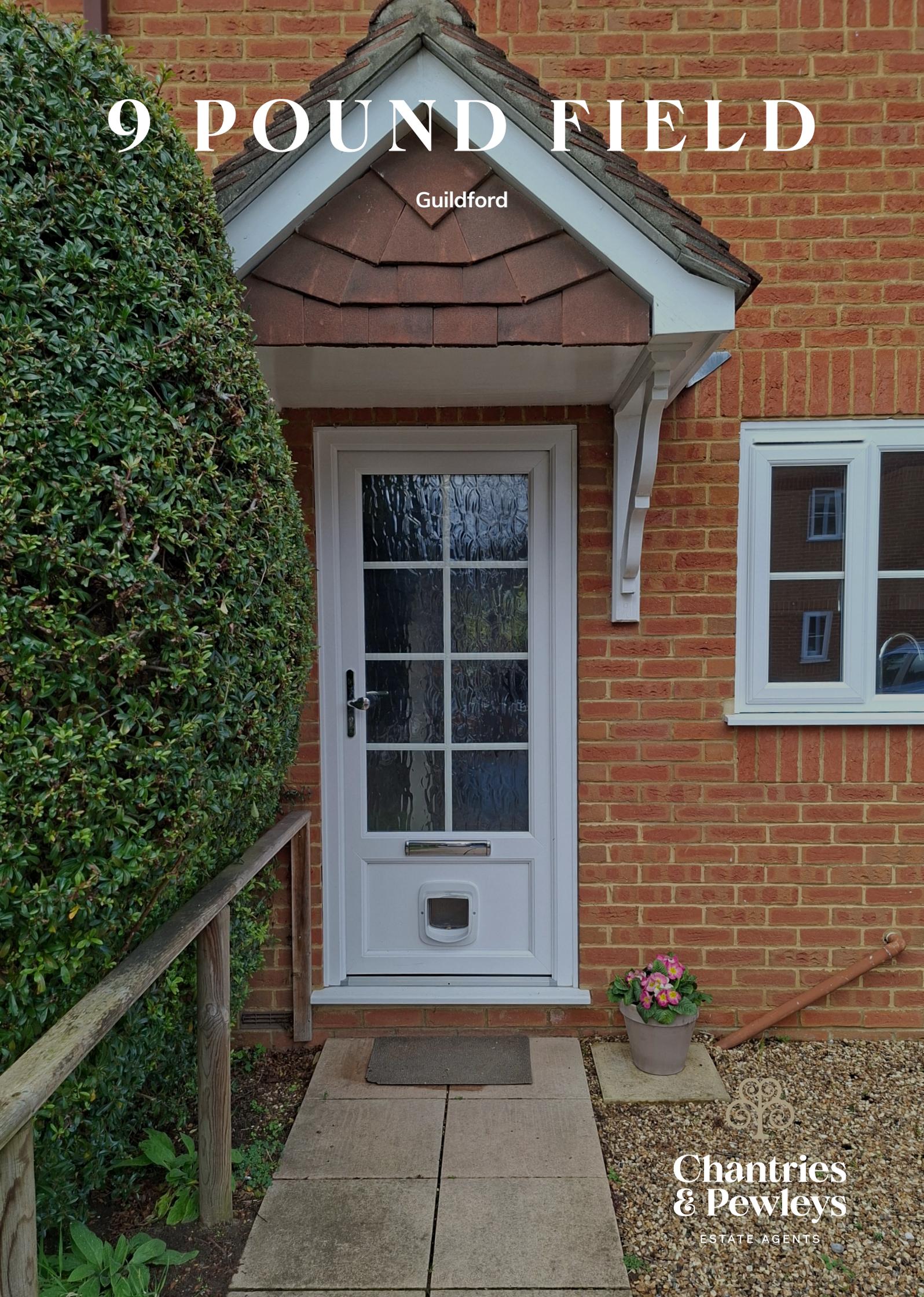


# 9 POUND FIELD

Guildford



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

- 2 Bedrooms
- Living/Dining Room
- Family Bathroom
- Enclosed garden
- Residents parking
- Recently renovated
- No Onward chain
- Within 1 mile of Guildford train station

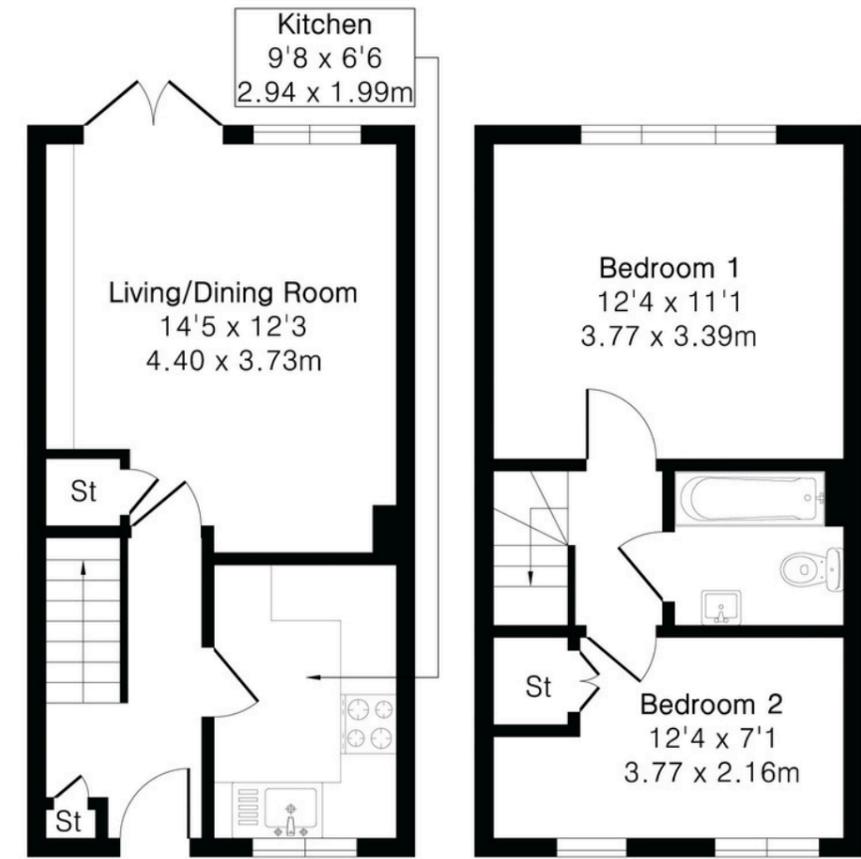
Tenure: Freehold. Council Tax Band: D. EPC: C



**Approximate Gross Internal Area 618 sq ft - 56 sq m**

Ground Floor Area 309 sq ft – 28 sq m

First Floor Area 309 sq ft – 28 sq m



Ground Floor

First Floor

# FROM THE AGENT

9 Pound Field is a charming two-bedroom house located in a quiet private road close to Guildford town centre.

The property includes a living and dining room, fitted kitchen, a private rear garden and is well located for access to both Guildford stations and the A3.

The property has been recently renovated and presents an exciting opportunity for downsizers, first-time buyers or investors.

*Chris*

Chris Dean  
Director



# WELL BALANCED

The property is located on a quiet private road and has a small front garden and residents parking.

The entrance hall is light and welcoming.

The kitchen is separate and fitted with a range of cupboards, work surfaces and integrated appliances.

The ground floor is complimented by a large living/ dining room with double doors opening onto the rear garden. This room has built in storage and shelving to one side.

To the rear, the garden is enclosed and paved.

The property has been recently renovated to a high standard with new laminate flooring throughout the ground floor, a new work surface in the kitchen and new carpeting on the stairs and both bedrooms.



# ACCOMMODATION

Upstairs, the accommodation includes two bedrooms and a bathroom.

The main bedroom is a double, while the second bedroom is a generous single and would also work well as a study or nursery.

The bathroom is modern in style and fitted with a white suite, including a bath with hand-held shower, wash basin and WC.

The layout is well balanced, with all rooms accessed from the landing.

These rooms have recently been repainted and the bathroom updated.





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