

LOWER EDGEBOROUGH ROAD

Guildford



Chantry
& Pewleys

ESTATE AGENTS



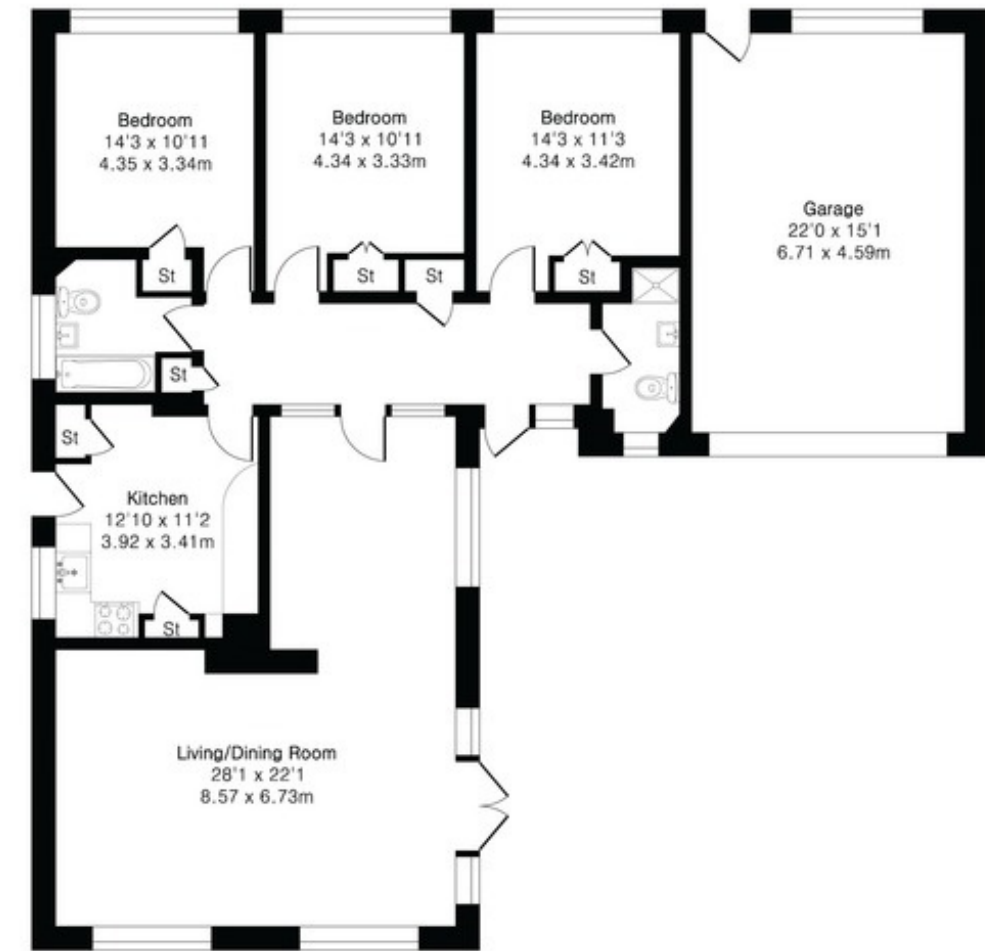
AT A GLANCE

- 3 Bedrooms
- 2 Bathrooms
- Open-Plan Living/dining room
- Attached Garage
- Large Rear Garden
- Opportunity to extend (STPP)

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



**Approximate Gross Internal Area 1346 sq ft - 125 sq m
(Excluding Garage)**
Garage Area 332 sq ft – 31 sq m



FROM THE AGENTS

Set on a prestigious road in the 'Golden Triangle' area of Guildford, this property offers scope for modernisation and potential extension (stpp).

The living and dining room is a real strength of the house. It's a generous space, flooded with natural light which overlooks the front garden.

Outside, the width of the rear garden really adds to the appeal. It feels private and open, with plenty of room to enjoy as it is or to rethink how it's landscaped in the future.

Overall, this is a house that feels well cared for and thoughtfully arranged, offering clear potential for the next owner to make it their own.

Warmly,

Pippa & Chris

Pippa Barnes & Chris Dean,
Associate & Director





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WELCOME HOME



The house is arranged around a central hallway that immediately gives a sense of space and clarity. Rooms are well sized, easy to access and ideal for lateral living.

LIVING & DINING

Spaces That Flow Naturally

The main living and dining room is the heart of the house.

It's a comfortable, adaptable space with large windows that bring in plenty of natural light.

The kitchen is practical and neatly arranged, with good storage and worktop space.

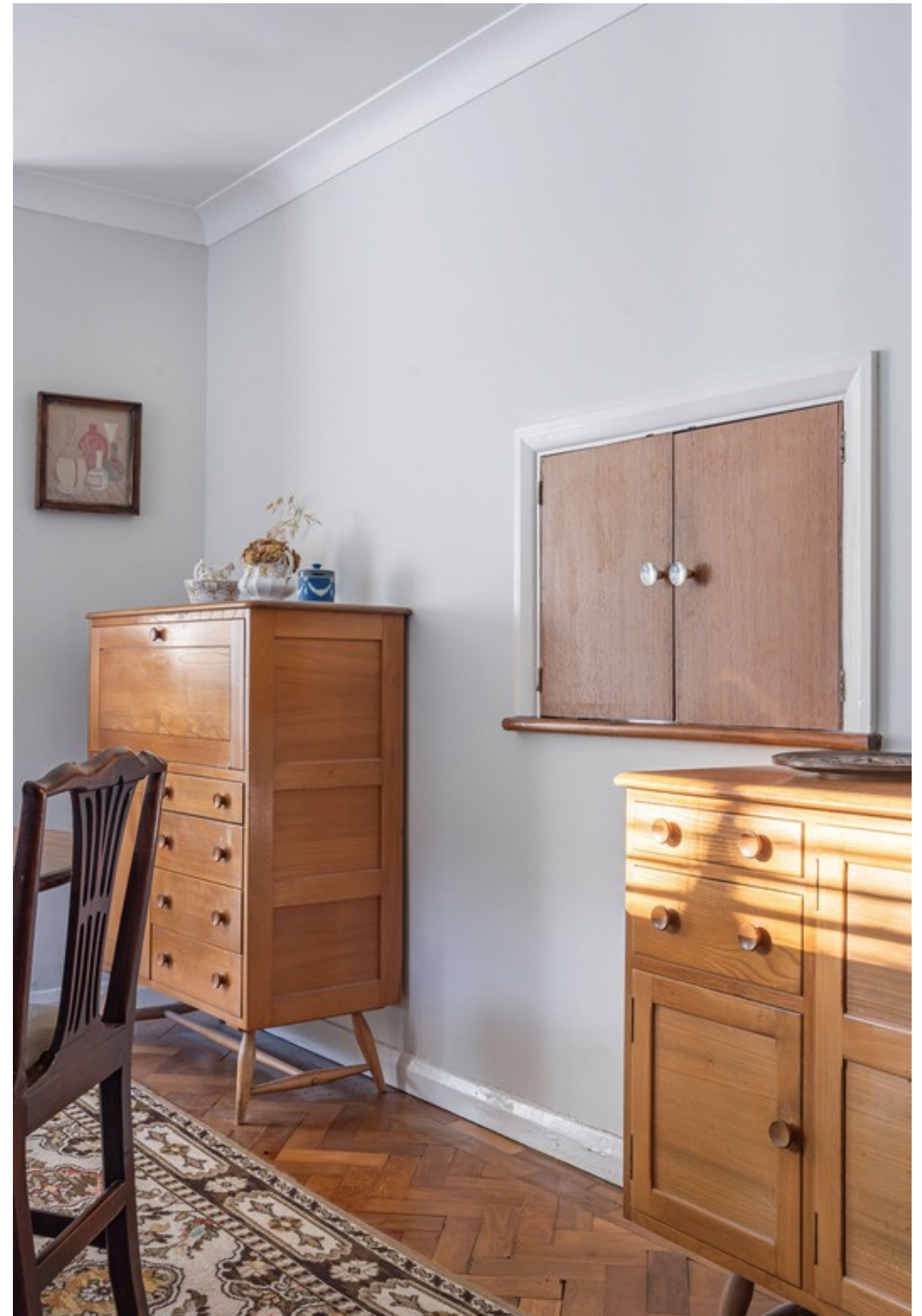
From the kitchen, there's direct access out to the garden, which works particularly well day to day.



ADAPTABLE ACCOMMODATION

All three bedrooms are well proportioned and enjoy a peaceful position overlooking the garden.

Their size makes them genuinely flexible, whether all are used as bedrooms or one is repurposed as a study or hobby room. A family bathroom and separate cloakroom serve this part of the house well.



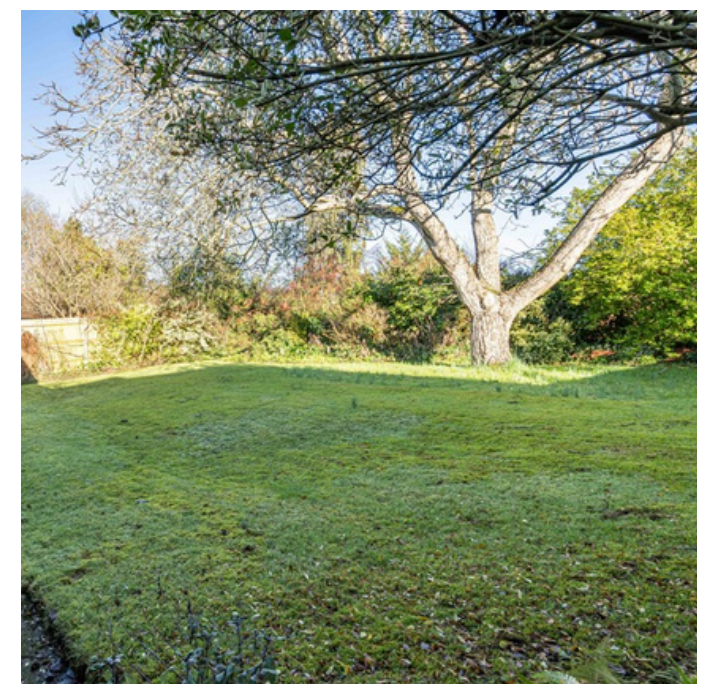


Privacy and peace.

The rear garden is wide, level and private, offering a strong sense of seclusion.

There is plenty of space for outdoor seating, planting or further landscaping.

To the front, the house is set back behind a lawned garden and driveway leading to an attached garage, adding both practicality and storage.





 **Chantries & Pewleys**

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