

1 BRAY ROAD

Guildford



**Chantries
& Pewleys**

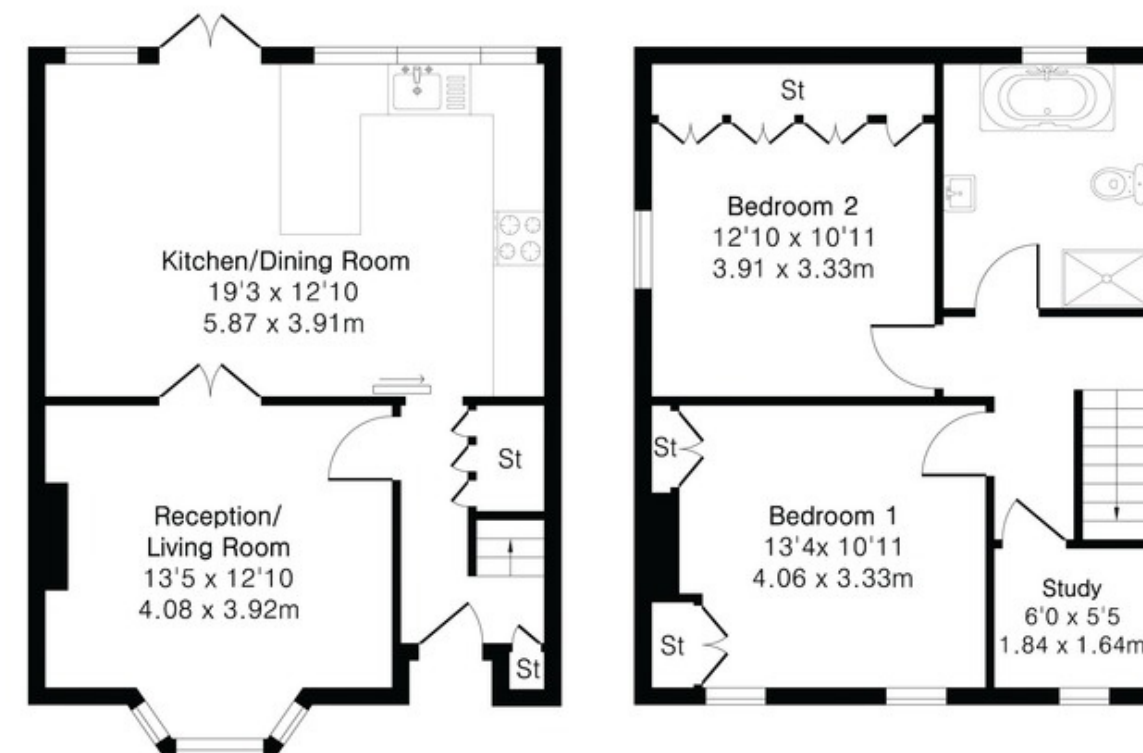
ESTATE AGENTS



Approximate Gross Internal Area 928 sq ft - 86 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 463 sq ft – 43 sq m



Ground Floor

First Floor

AT A GLANCE

3 bedrooms

Family bathroom

Completely renovated & updated

Character features throughout

Modern kitchen

Private rear garden with patio and lawn

Completely renovated & updated

Residents parking

0.4 miles to Guildford Station (Guildford Park Road side)

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



FROM THE AGENT

The position stands out straight away. Tucked at the end of a no-through road, it feels quieter than you would expect this close to the centre of Guildford.

The kitchen and dining space is the focus of the house. It runs across the back with bi-fold doors opening directly onto the garden, which changes how the space is used through the day. There is enough room to cook, eat and sit without everything competing for space, and the light coming in from the rear keeps it feeling open.

There is a good balance with the separate sitting room at the front. It has a different feel altogether, with the bay window and fireplace giving it a more enclosed, calmer space to step away to.

Upstairs is simple and works well. Two double bedrooms and a separate study give flexibility without overcomplicating the layout, and the bathroom has been sympathetically updated

Warm Regards,

Iwan

Iwan Hall
Associate



WELCOME HOME



The approach is simple and direct, with the house set slightly back from the road and a clear sense of arrival as you come up to the front door.

Inside, the entrance hall sets the tone. Patterned floor tiles run through the space, giving a practical finish underfoot while also anchoring the period character from the outset.

To the front, the sitting room opens off the hallway. A bay window brings in abundant natural light, and the fireplace provides a clear focal point. The proportions allow for a comfortable layout without feeling crowded. Double doors open to the kitchen/dining room, perfect for entertaining or they can be closed to create a more cosy atmosphere.

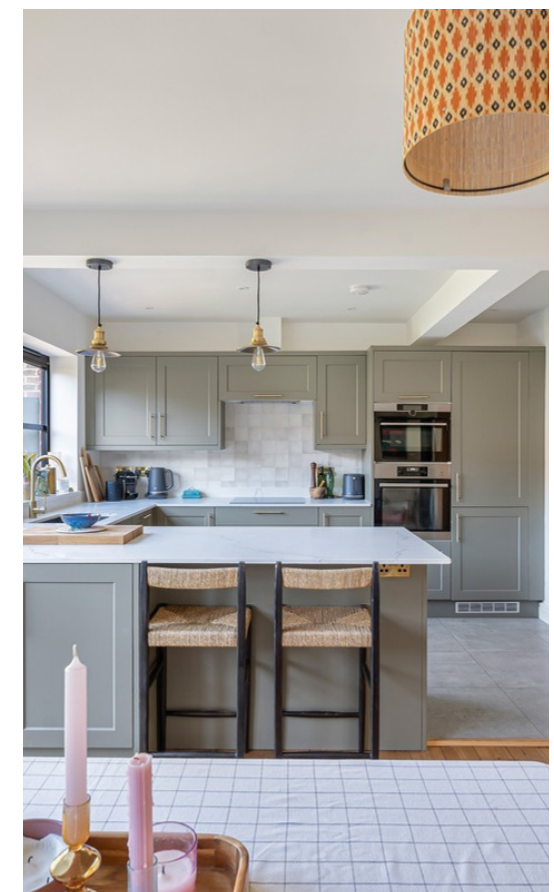


THE KITCHEN

The kitchen is arranged in a U- shape with a large island facing the dining area and fitted units along one wall, giving clear space for cooking and preparation. There is good worktop space and storage, so it functions easily without feeling crowded. The island has space for bar stools - perfect for a quick family breakfast or entertaining with friends.

The dining area sits alongside, positioned to take advantage of the light from the rear. Bi-fold doors run across the back wall and open directly onto the west-facing garden. This connection makes a real difference, especially in warmer months when the doors are left open and the space extends outside.

It's a layout that supports everyday use as well as having people over, with enough room to move between the different areas without interruption.



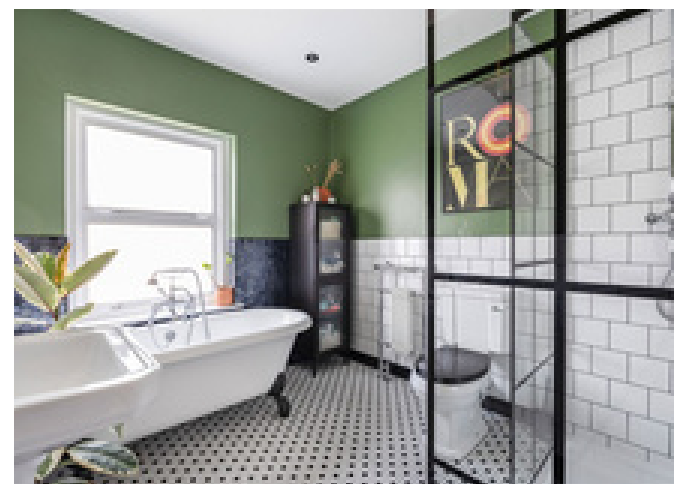
FIRST FLOOR

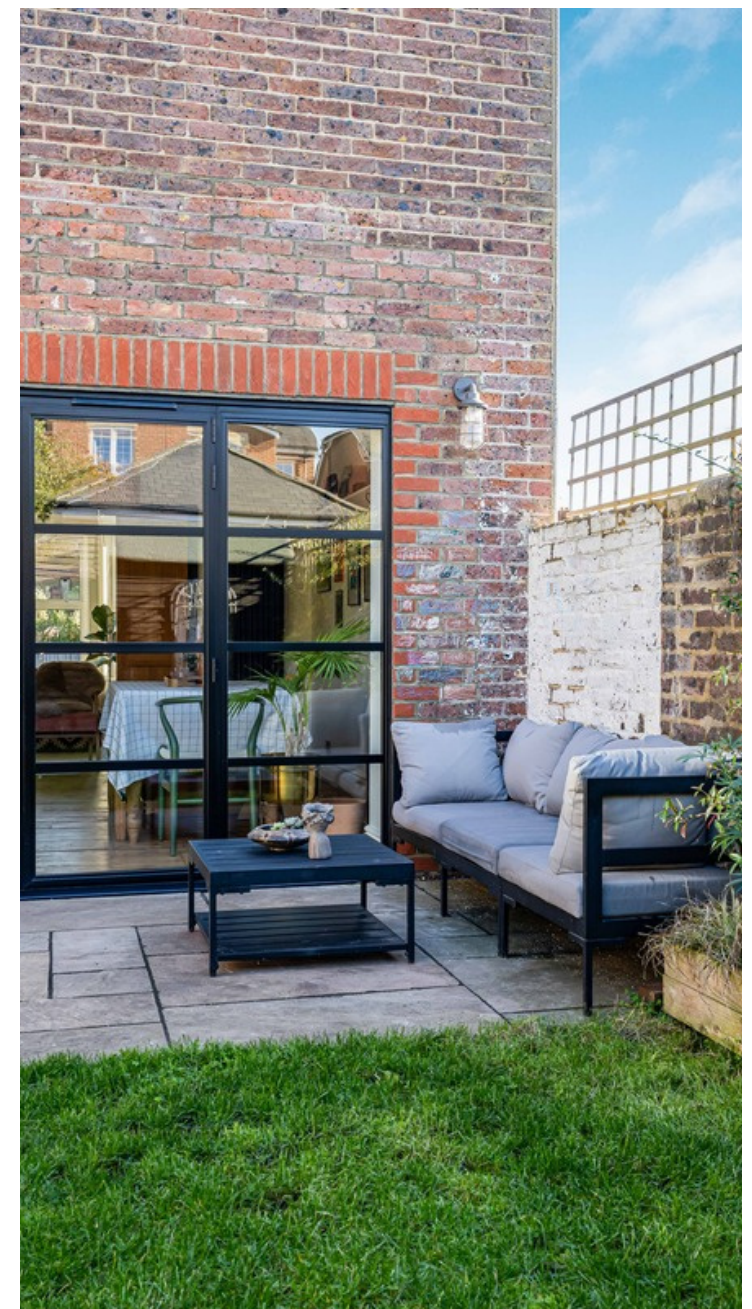
Upstairs, there are two double bedrooms.

The main bedroom sits to the front, with good natural light and built-in storage around the chimney breast. The second bedroom is a very good size with bespoke fitted storage along one wall.

A separate study provides a useful additional space. It works naturally as a home office but could adapt over time depending on needs.

The bathroom combines modern fittings with details that suit the age of the house. A roll-top bath sits alongside a separate walk-in shower, with tiled flooring and a simple layout that keeps the space practical and easy to use.





THE GARDEN

The rear garden is south-west facing, which brings in consistent afternoon and evening light.

A paved terrace sits directly outside the house, creating a natural spot for outdoor seating and dining. Beyond, the lawn provides open space, with fencing and planting giving a sense of enclosure. A small shed provides an ideal spot for storing garden materials.

The positioning means the garden feels like an extension of the kitchen space rather than something separate.

Residents parking permits are available to purchase via Guildford Borough Council.





 **Chantries & Pewleys**

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ