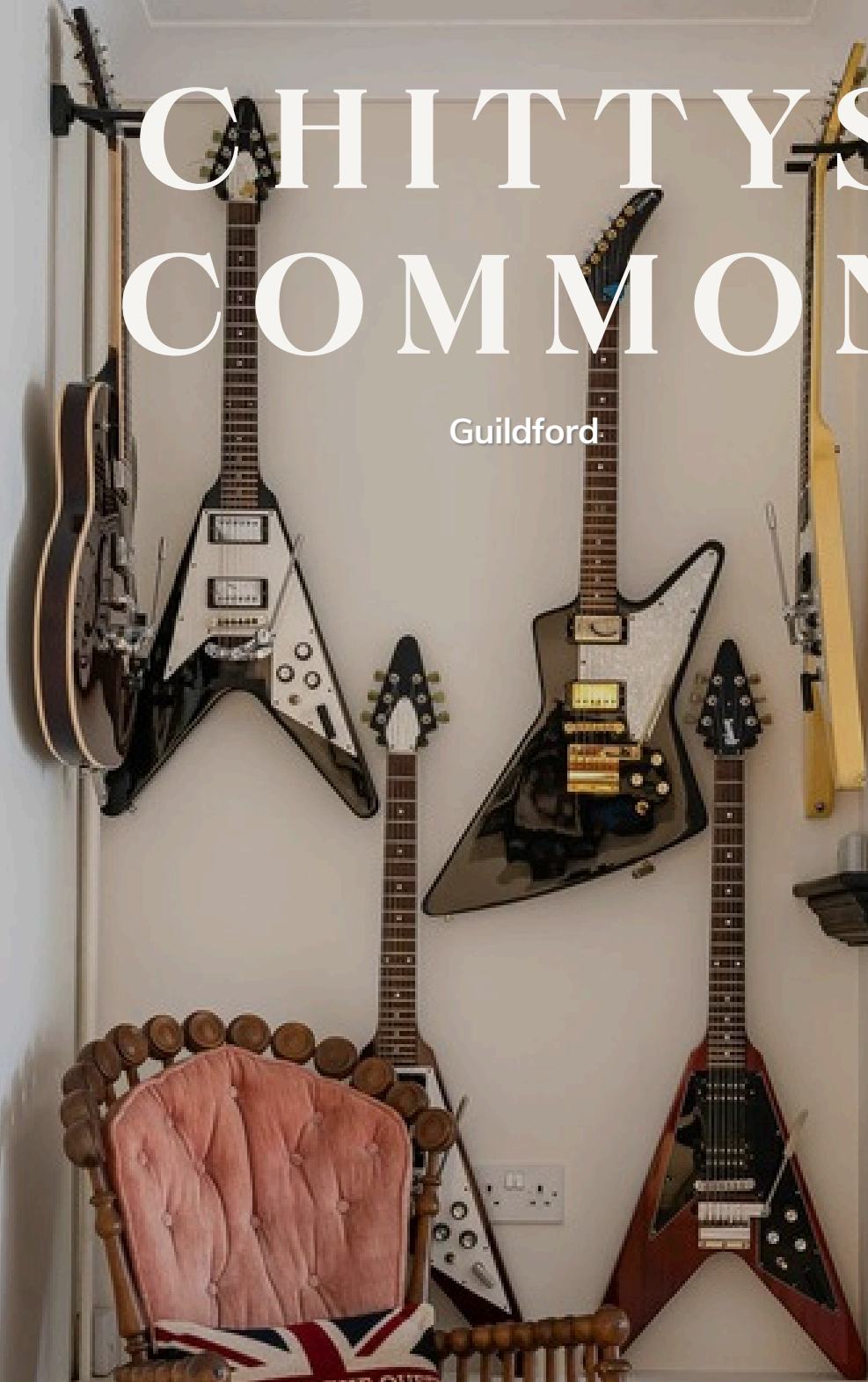


CHITTYS COMMON

Guildford



Chantries
& Pewleys

ESTATE AGENTS



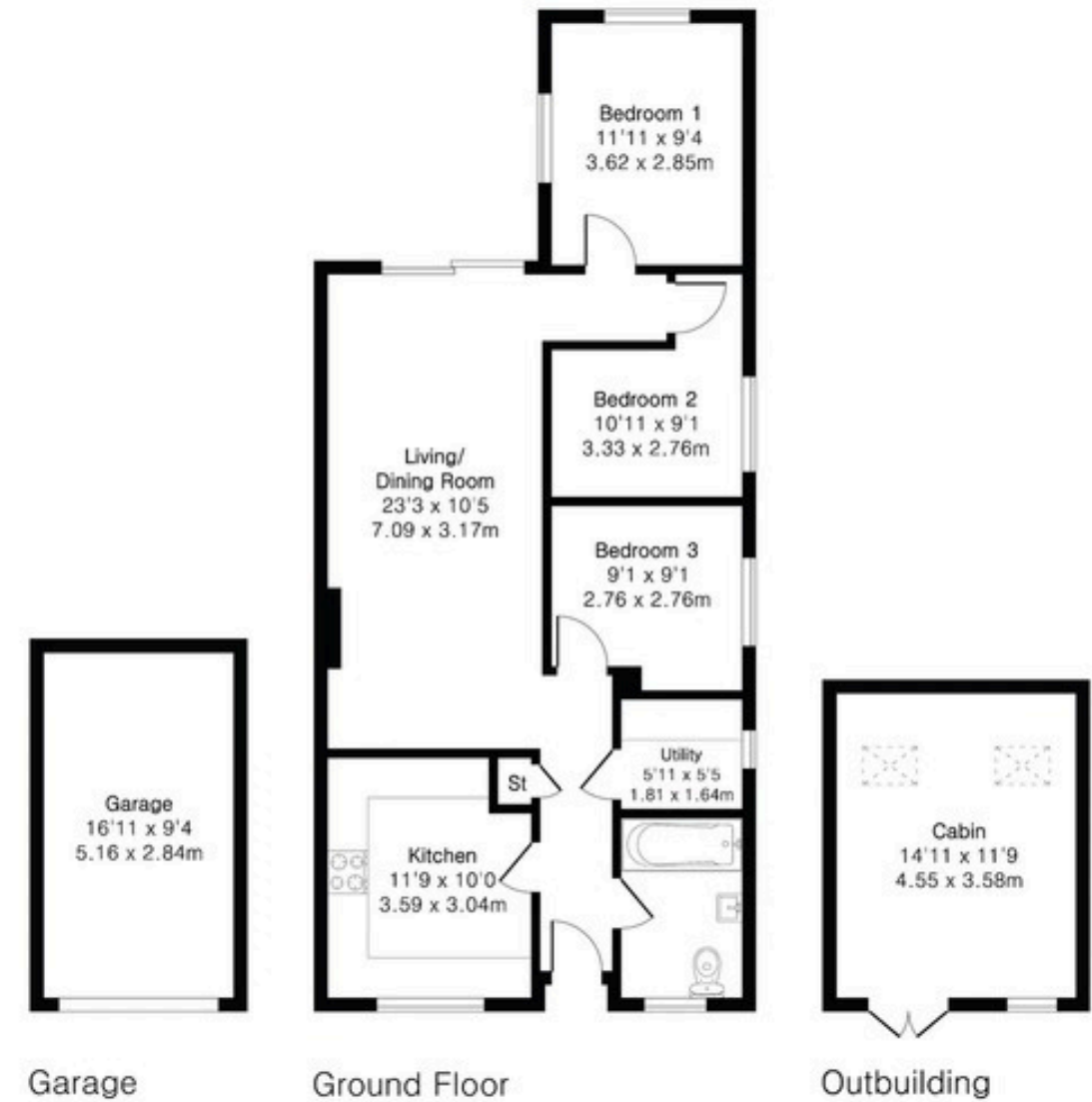
AT A GLANCE

- Living / dining room
- Kitchen
- Utility area
- Three bedrooms
- Family bathroom
- Storage
- Rear garden with patio
- Detached garage
- Garden cabin / outbuilding
- Driveway parking

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



Approximate Gross Internal Area 830 sq ft - 77 sq m
(Excluding Garage & Outbuilding)
 Garage Area 158 sq ft – 15 sq m
 Outbuilding Area 175 sq ft – 16 sq m



FROM THE AGENT

What really struck me about this home is its position right at the end of a quiet cul-de-sac, with the common directly opposite. It's an unusually peaceful setting, yet still within a short drive of Guildford town centre. It's a house that reveals far more in person than the photography is able to capture.

Chris

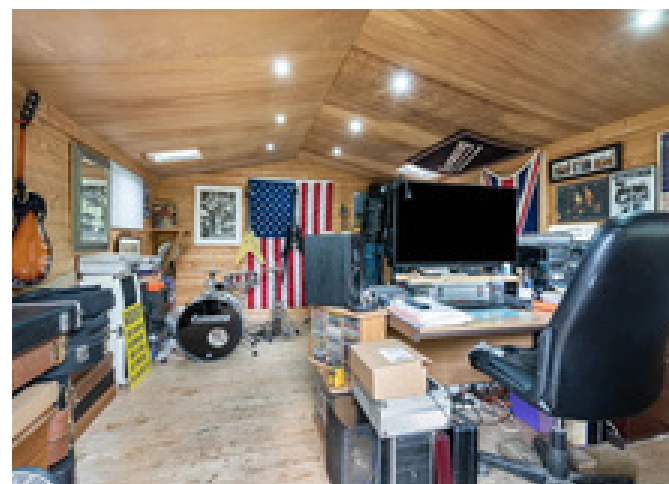
Chris Dean,
Director



PRACTICAL LIVING

The main reception room runs to just over 23ft, giving enough length to create distinct areas for sitting and dining while still feeling connected. Light comes from both ends, and there's a natural relationship through to the garden. The kitchen sits just off this space, currently arranged separately but close enough to feel part of the same zone, with clear potential to open up or reconfigure over time if a more connected layout was preferred. A utility area and storage sit alongside, keeping the practical elements contained.

The garden has been set up to be used rather than simply looked at, with a patio area leading onto lawn and a detached cabin at the far end. This adds a genuinely useful additional space that can shift depending on needs, from home working to hobbies or separate retreat space. A detached garage and driveway parking complete the outside.





BEDROOMS & BATHROOM

There are two well-sized double bedrooms and a generous single room, all served by a modern family bathroom. The larger double bedroom sits to the rear and benefits from a dual aspect, bringing in natural light and looking out over the garden.

There is also potential to extend into the loft, subject to the usual permissions, which adds another layer of longer-term flexibility for buyers looking to adapt the house over time.





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