

# 3 CURLING VALE

Guildford



Chantries  
& Pewleys

ESTATE AGENTS

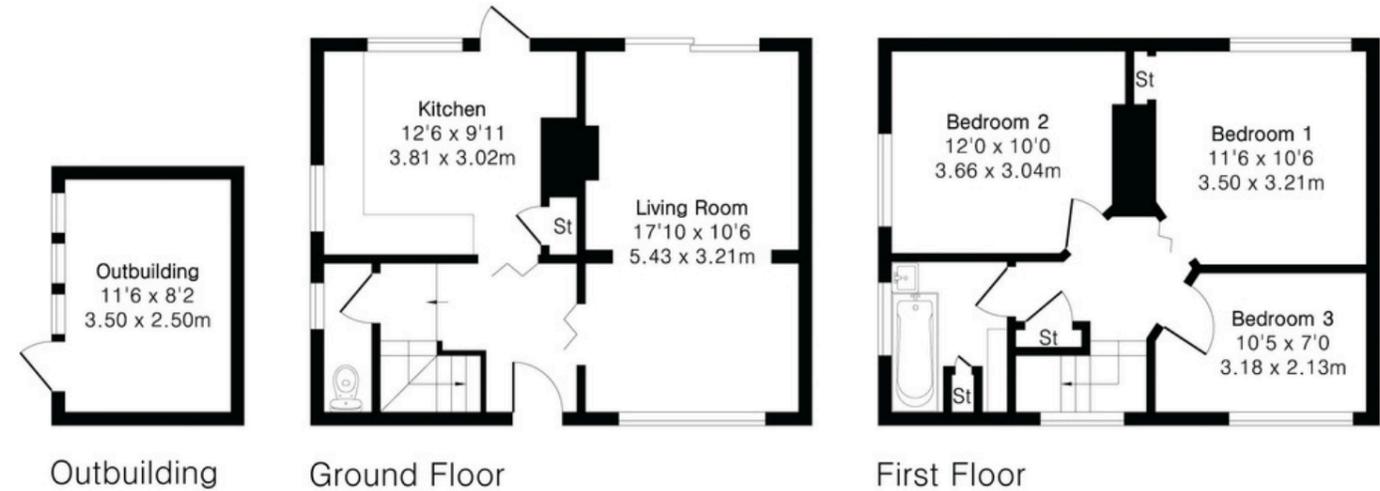


**Approximate Gross Internal Area 836 sq ft - 78 sq m  
(Excluding Outbuilding)**

Ground Floor Area 418 sq ft – 39 sq m

First Floor Area 418 sq ft – 39 sq m

Outbuilding Area 94 sq ft – 9 sq m



# AT A GLANCE

- 3 bedrooms
- Kitchen
- Open-plan living room
- Generous garden
- Outbuilding
- End of terrace
- Chain free
- Scope to modernise & extend (STPP)



# FROM THE AGENT

This three bedroom end of terrace home sits in a well-established part of Onslow Village, around a mile from Guildford's mainline station and town centre and has elevated views across to Guildford Cathedral. Offered chain free, this property provides an exciting opportunity for a new owner to update and modernise to their own taste.

The rear garden is a particular highlight for me. It extends well beyond the house and includes a detached timber outbuilding, offering useful storage or potential for hobbies or workspace (subject to any required consents).

Onslow Village is popular for its local shops, schools and regular bus services into Guildford town centre, with the mainline station providing fast and frequent services to London Waterloo, Reading and Portsmouth.

*Iwan*

Iwan Hall,  
Associate



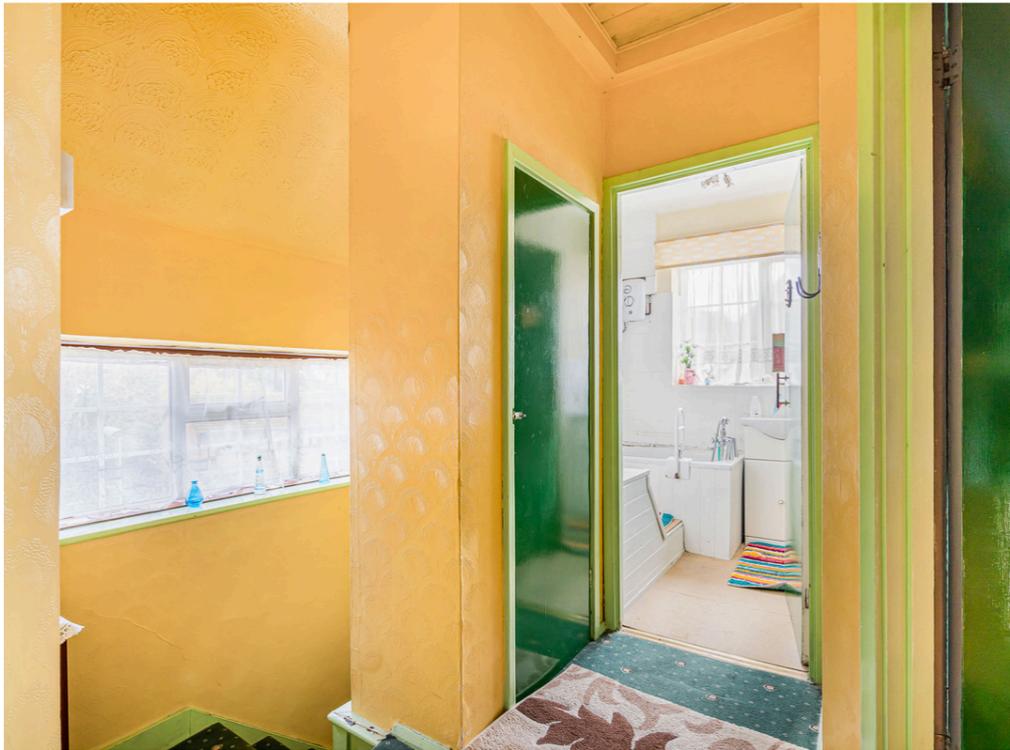
# OPPORTUNITY AWAITS

The front door opens into a central hallway with stairs rising to the first floor and access to the main living spaces.

To the rear of the house is the living room, a well-proportioned space with a fireplace and sliding doors opening directly onto the garden. The room has a natural connection to the outside and offers clear potential to update and reconfigure to suit modern living.

The kitchen sits alongside, fitted with units along two walls and with space for appliances and a small dining table. A door leads straight out to the garden, making it practical for everyday use. There is also a ground floor WC positioned off the hallway.

For a buyer looking to modernise, there is clear scope to improve finishes and create a more contemporary feel over time.



# BEDROOMS & BATHROOM



Upstairs, the landing leads to three bedrooms and the family bathroom.

Bedroom one is positioned to the front of the house and offers space for a double bed and wardrobes. Bedroom two overlooks the rear garden and is also a comfortable double room. The third bedroom is a single room, ideal as a child's bedroom, nursery or home office.

The bathroom includes a bath with shower over and wash basin, with a window providing natural light and ventilation.

As with the ground floor, there is opportunity here to update and personalise to individual taste.



# THE GARDEN

The rear garden is a generous size and mainly laid to lawn, with established hedging forming the boundaries. A paved area sits directly behind the house, creating space for outdoor seating.

To the side of the garden is a detached timber outbuilding connected to mains electricity, providing potential for hobbies, a workspace or useful storage. The overall plot offers plenty of room for landscaping and improvement, depending on a buyer's plans.

Resident permit parking is available on the road.





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