

32 ST MARGARETS

Guildford

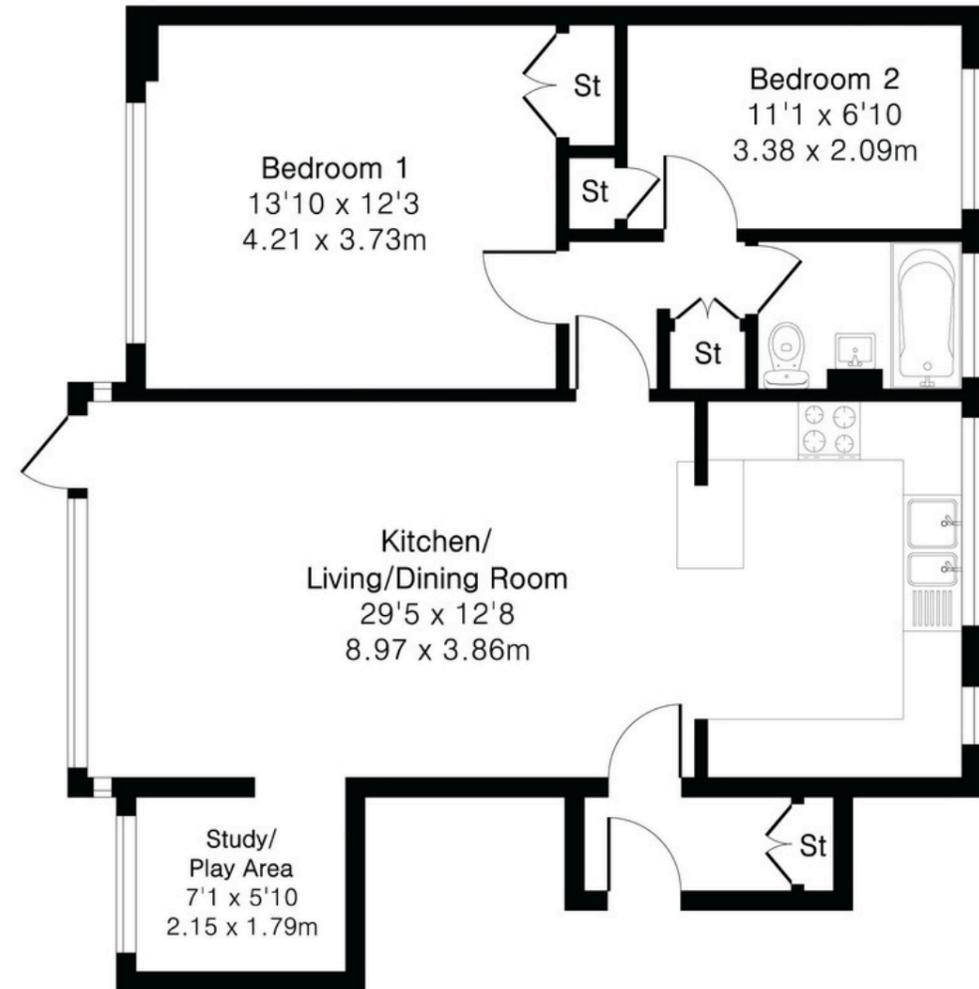


**Chantries
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 798 sq ft - 74 sq m



AT A GLANCE

- 2 Bedrooms
- Study/Play Area
- Open-plan Living/Dining Room
- Family Bathroom
- Communal garden
- Residents parking
- Short walk from Stoke Park
- London Road Train Station ½ a mile
- Guildford (Main) Station 1 ½ miles

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



Ground Floor

FROM THE AGENT

From the moment you step inside this property, the sitting space feels light and outward-looking, with a wide window framing the greenery beyond. The location is equally appealing – close to shops, transport links and well-regarded schools.

This property has the added practicality of being on the ground floor, making it ideal for downsizers or young families.

Chris

Chris Dean
Director



WELL BALANCED

A generous main space designed around light and outlook

The heart of the apartment is the open-plan kitchen, dining and living room, stretching to just under 30 feet in length. The proportions allow for clearly defined areas — a seating space, dining table and breakfast bar — without the room feeling divided.

A wide picture window runs across the front elevation, framing the communal gardens and allowing natural light to move through the entire space. From the sofa or dining table, the view is green and open rather than built-up, which changes how the apartment feels day to day.

Wood flooring runs throughout, adding continuity and warmth.

The kitchen is arranged in a practical U-shape with generous worktop space and storage. Dark cabinetry contrasts cleanly with light surfaces and tiled splashbacks creating a modern finish. A breakfast bar provides informal seating — ideal for morning coffee, working from home or keeping the cook company.

The development is surrounded by established, well-maintained communal gardens. Mature planting softens the building and provides attractive views from the apartment itself. Residents' parking is available, adding everyday practicality.



ACCOMMODATION

The principal bedroom is well-sized, with space for a full double bed and additional furniture. A large window continues the garden aspect, making it a quiet and restful room.

The second bedroom offers flexibility — suitable as a guest room, nursery or home office depending on requirements.

In addition, a separate study/play area provides useful extra space rarely found in apartments of this size. It's ideal for home working or storage overflow, keeping the main living area uncluttered.

The bathroom has been updated in a contemporary style, with full tiling, a bath with overhead shower and modern fittings. A window provides natural ventilation and daylight — an often overlooked advantage.





 Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

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