

QUEENS ROAD

Guildford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

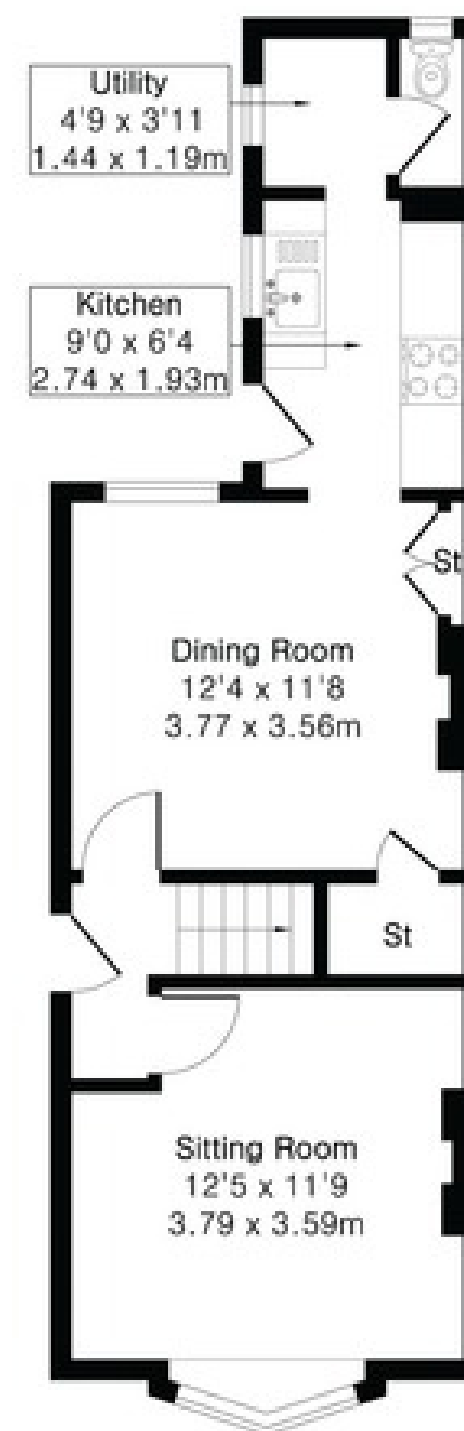
Sitting room
Dining room
Kitchen
Utility room
Ground floor WC
Two double bedrooms
Family bathroom



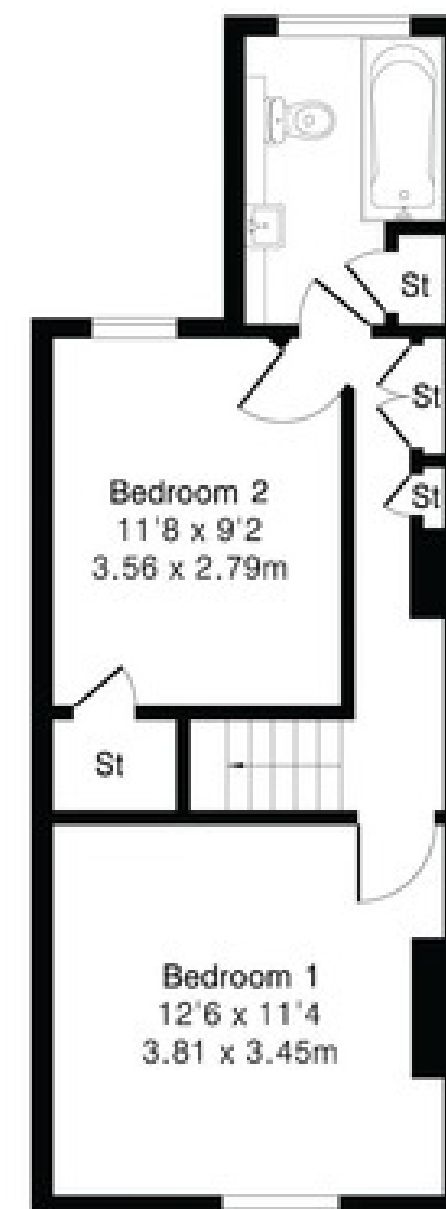
Approximate Gross Internal Area 840 sq ft - 78 sq m

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 400 sq ft – 37 sq m



Ground Floor



First Floor



FROM THE AGENT



Spending time in the house, you notice how much of the original character has been retained, particularly in the fireplaces and proportions of the main rooms. It gives the house a sense of identity that's often lost in similar homes.

The layout works well day to day. The sitting room and dining room are separate but connected, which gives flexibility depending on how you want to live in the space. The dining room in particular feels like the centre of the house, linking through to the kitchen and out to the garden.

Upstairs, both bedrooms are comfortable doubles, and the bathroom is well positioned. It feels like a house that's been looked after and makes practical sense, especially for someone wanting to be close to everything in the town.

Pippa Barnes
Associate

LIVING SPACES



The sitting room sits at the front of the house, centred around a fireplace and bay window that brings in natural light. It's a comfortable room to retreat to, slightly separate from the rest of the house.

To the rear, the dining room acts as the natural hub. There's enough space for a full dining table, and its position between the sitting room and kitchen makes it a room that's used throughout the day rather than just occasionally.

The connection between these two rooms gives flexibility. They can feel open when needed, or more defined depending on how the space is used.



KITCHEN & UTILITY

The kitchen is arranged as a galley, making efficient use of the footprint, with worktops running along one side and clear access through to the garden.

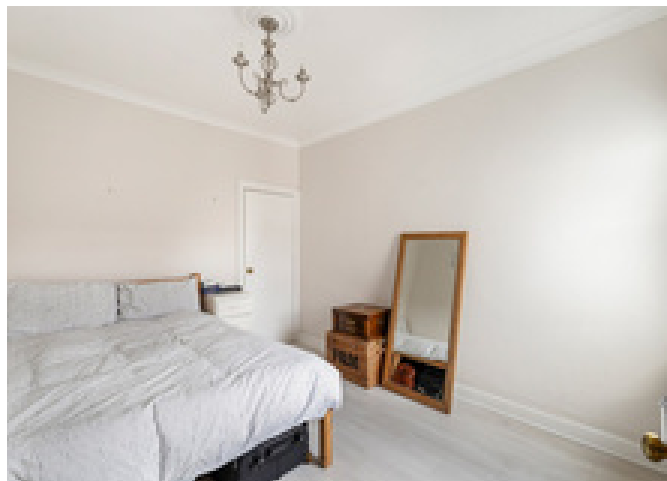
Beyond the kitchen, a separate utility area and ground floor WC add practical day-to-day function, keeping laundry and storage out of the main living areas.



FIRST FLOOR

Upstairs are two double bedrooms and family bathroom. Both bedrooms are well sized and positioned on either side of the landing, giving a sense of separation.

The main bedroom sits to the front, with space for wardrobes and additional furniture. The second bedroom works equally well as a guest room, home office or dressing room depending on requirements





THE GARDEN

To the rear is a courtyard garden designed for low maintenance use. It's a private, enclosed space with room for seating and outdoor dining, making it a practical extension of the house during warmer months.

Rear access adds convenience, particularly for bikes or day-to-day movement through the property.

Positioned within the town, the house is around 0.8 miles from the station and approximately 0.6 miles from the high street. Both are comfortably walkable, making it a practical option for commuting and day-to-day amenities without needing to rely on a car.



 Chantries & Pewleys

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