

WHITEMORE ROAD

Guildford





AT A GLANCE

- 3 bedrooms
- Family bathroom and additional w/c
- Spacious open plan living and dining area
- Kitchen overlooking the garden
- Private enclosed garden with pergola
- Off-street parking
- Local bus route into Guildford
- No onward chain

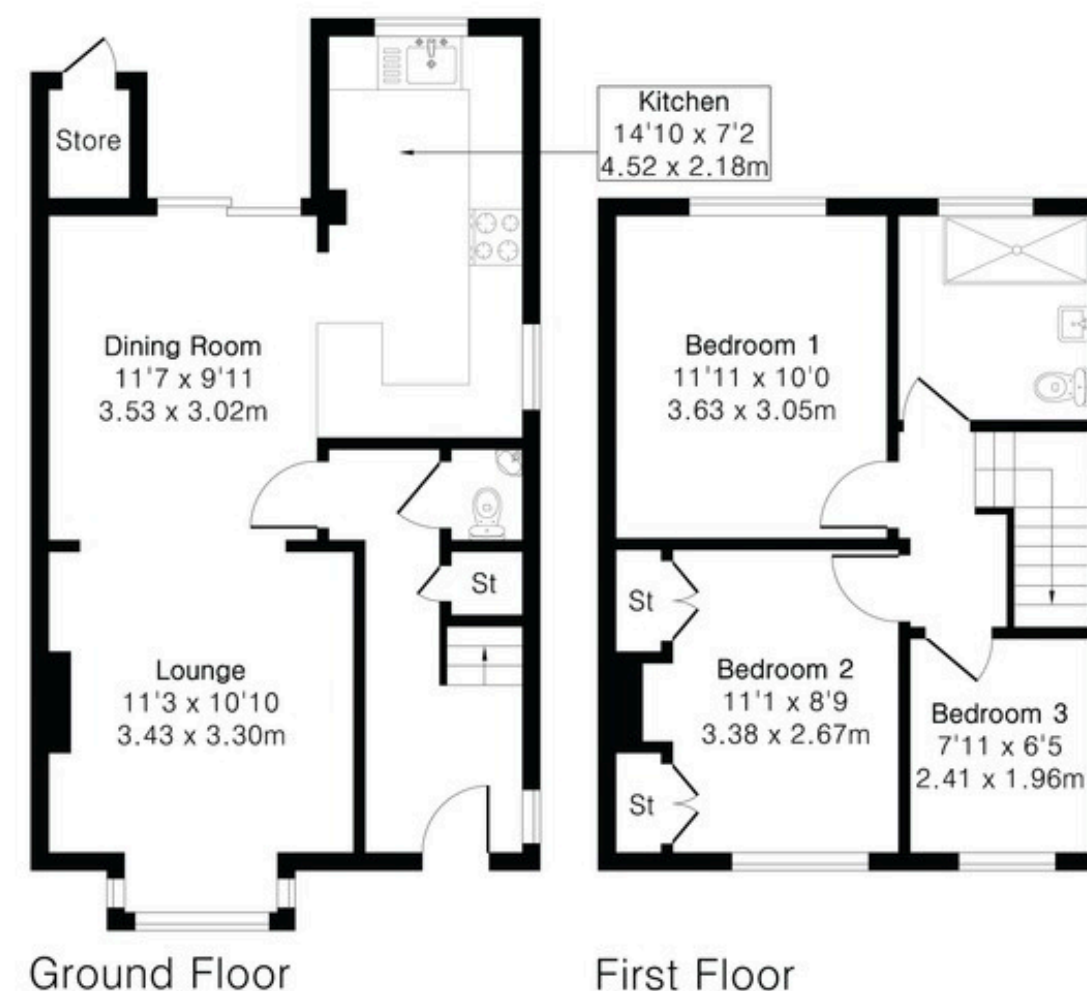
Tenure: Freehold. **Council Tax Band:** D. **EPC:** C



Approximate Gross Internal Area 892 sq ft - 83 sq m

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 409 sq ft – 38 sq m



FROM THE AGENT

The combination of a quiet no-through road, a well-considered layout and a large garden that connects directly to the main living space makes this home a compelling option.

Located within easy reach of local amenities, Guildford town centre and station, junction 10 of the M25 and a number of well regarded schools and further education facilities. For the sports or outdoor enthusiasts, Whitmoor Common is close by as well as The River Wey and The Surrey Hills.

Warmly,

Iwan

Iwan Hall
Associate





LIVING SPACE

Whitemore Road is a no-through road, with little passing traffic offering a quiet and peaceful approach.

The house is set back behind a generous frontage and off-street parking.

The entrance hall gives a straightforward introduction to the house, with direct access to the main ground floor rooms and stairs rising to the first floor. A ground floor w/c is located under the stairs.

To the front, the living room is positioned away from the main kitchen space, creating a more contained and quieter room. Shelving has been fitted to one side of the former fireplace, which anchors the room and provides practical built-in storage without taking up additional floor space. A wide bay window brings in consistent natural light throughout the day.

The living room is open plan to the dining room, but could easily be separated with the addition of curtains or doors.



KITCHEN & DINING

Set across the rear of the house, this space is arranged in two clear zones, with the kitchen slightly set back and the dining area opening directly onto the garden.

The kitchen itself is laid out in a U-shape, which makes efficient use of the footprint. Worktop space wraps around the room, giving proper separation between cooking and preparation areas, while keeping everything within easy reach. Storage is integrated along the full run, so the space remains practical without feeling crowded.

The dining area sits as the more open part of the room, positioned in front of the doors to the garden. This is where the space changes. The width here allows for a full table and chairs without impacting movement through the room, and the natural light from the rear elevation draws you through from the front of the house.

With the doors open, the garden becomes part of the same space. It's an easy transition rather than a step out, which is what makes it work on a daily basis — particularly through the warmer months when that connection is used most.





ACCOMMODATION

The first floor is arranged off a central landing, with three bedrooms positioned around it and the bathroom set separately to one side.

Bedroom one sits to the rear and looks out over the garden. It's a good sized double double, with enough width

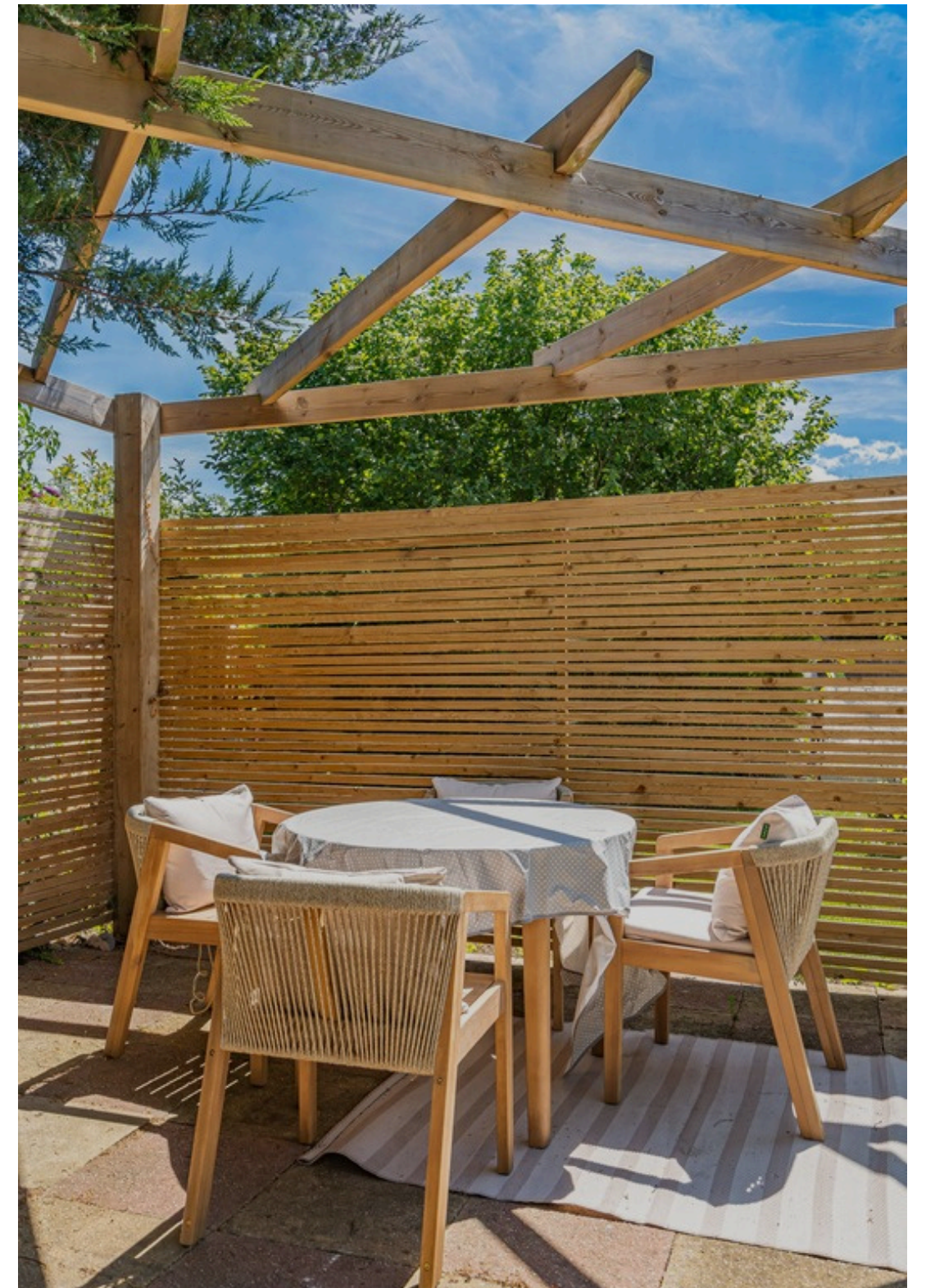
Bedroom two is positioned to the front and has been adapted with bespoke cabinetry fitted to either side of the former fireplace. This anchors the room and provides built-in storage, allowing the space to remain uncluttered while still functioning as a full double bedroom.

The third bedroom also sits to the front and works as a single room, nursery or study, depending on requirements. Its position alongside bedroom two keeps the layout practical and well connected.

The bathroom has been refitted and is set separately from the bedrooms, which works well day to day. It includes a bath with shower over, a vanity unit with basin, and WC, with a window providing natural light and ventilation.



THE GARDEN



The enclosed rear garden sits directly off the kitchen/dining space accessed via sliding doors.

A patio sits immediately outside, leading to a lawned section with planting along the boundaries.

To the rear, a pergola creates a defined seating area, which works well for outdoor dining or evenings outside.



 **Chantries & Pewleys**

01483 405222
guildford@chantriesandpewleys.com
2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ