

COLLEGE ROAD

Guildford



Chantries
& Pewleys

ESTATE AGENTS



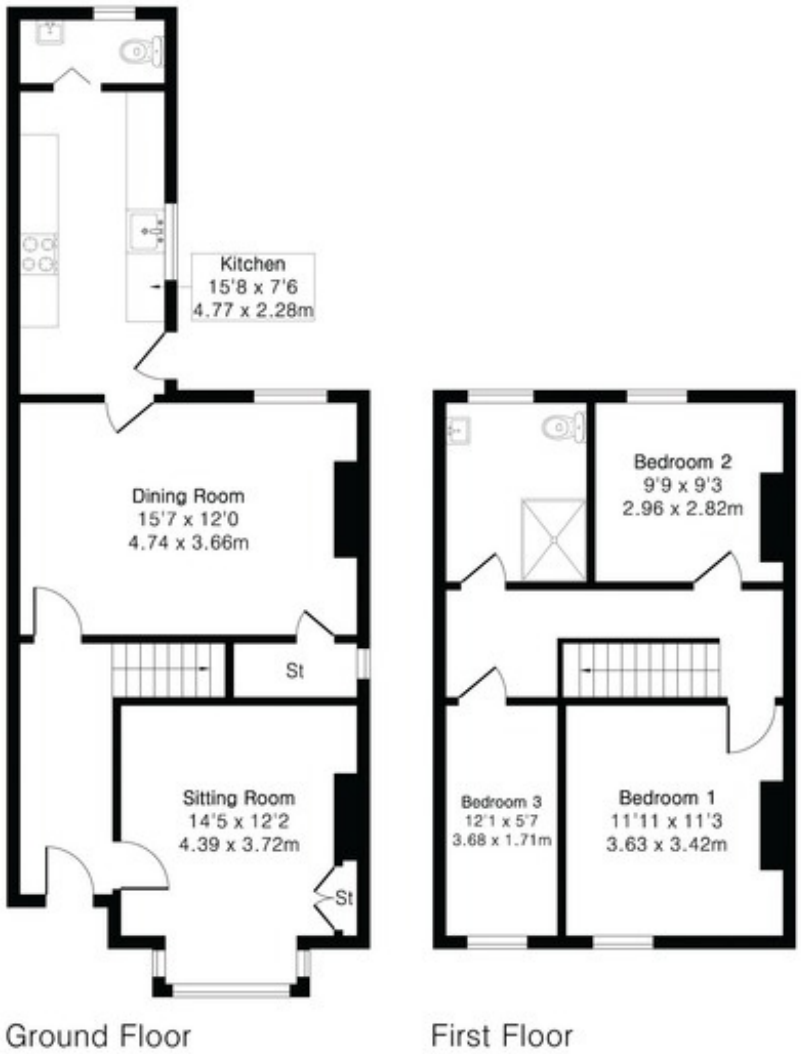
AT A GLANCE

- 3 bedrooms
- 2 reception rooms
- Modern kitchen
- Character features throughout
- Garden with patio and lawn
- Residents parking
- 0.4 miles to Guildford station (town side)
- 0.3 miles to Guildford High Street

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



Approximate Gross Internal Area 1114 sq ft - 104 sq m
Ground Floor Area 634 sq ft - 59 sq m
First Floor Area 480 sq ft - 45 sq m



FROM THE AGENT

The character of this house is what immediately stands out. Original fireplaces, period detailing and generous ceiling heights give each room its own identity, while thoughtful updates by the current owner ensure it works just as well for modern living. The recently refurbished bathrooms have been finished to a high standard and complement the home's period style without losing its character.

Just as impressive is the location. Set only a short walk from Guildford High Street, Waitrose and both mainline stations, the house places shopping, cafés, restaurants, sporting facilities and excellent transport links all within easy reach. It's a home that combines the character of a traditional property with one of the town's most convenient addresses.

Warmly,
Iwan
Iwan Hall
Associate



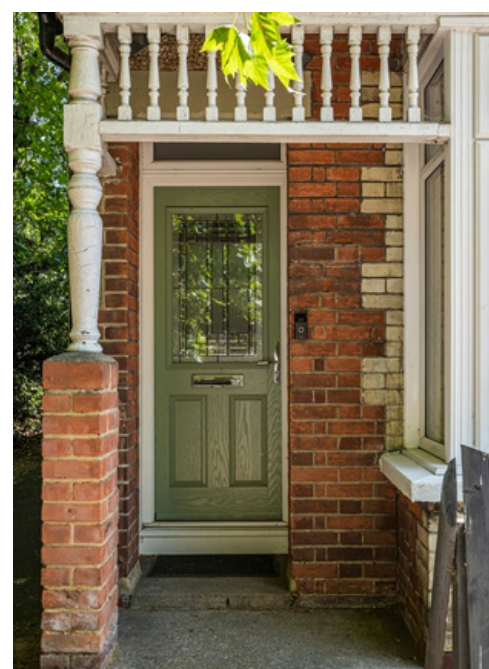


LIVING SPACES

The house opens into a welcoming sitting room where a feature fireplace forms a natural focal point. A wide bay window draws in natural light, while the room retains the character expected from a home of this period.

Beyond is a separate dining room, providing a second reception that works equally well for everyday meals or entertaining. Another feature fireplace adds character, and the layout creates a clear distinction between relaxing and dining without disconnecting the two spaces.

College Road enjoys a highly convenient position in central Guildford, placing the town's extensive amenities within easy walking distance. Waitrose, the High Street, cafés, restaurants and both mainline railway stations are all close by, making this an excellent location for commuters and those wanting to enjoy everything the town has to offer. Guildford also provides excellent road connections via the A3 to the M25, while fast rail services reach London Waterloo in around 36 minutes.



THE KITCHEN

Running across the rear of the property, the kitchen offers a practical arrangement with fitted cabinetry along both sides, generous worktop space and room for appliances.

Its length allows cooking and preparation to remain separate from the main living rooms, while a stable door opens directly onto the garden, making it easy to move outside for summer dining.

A ground floor cloakroom is positioned alongside for added convenience.





ACCOMMODATION

A generous stairwell rises to a spacious first-floor landing, creating an open feel and providing access to all three bedrooms.

The principal bedroom enjoys a generous footprint, while the two further bedrooms offer flexibility for family life, guests or working from home.

The bedrooms are served by a contemporary shower room, fitted with a walk-in shower, wash hand basin and WC, providing a practical arrangement for day-to-day living.



THE GARDEN

The enclosed rear garden is bordered by attractive brick walls on two sides, creating a defined and private outdoor space. A paved terrace sits immediately behind the house, with the remainder of the garden providing space to relax or enjoy some planting.

A gated side access is a particularly practical feature, allowing bicycles and bins to be taken to the rear without passing through the house. It also provides useful space for low-level storage of garden equipment and other outdoor essentials.

On-street parking is available to the front of the property.





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