

THE CROSSWAYS

Guildford





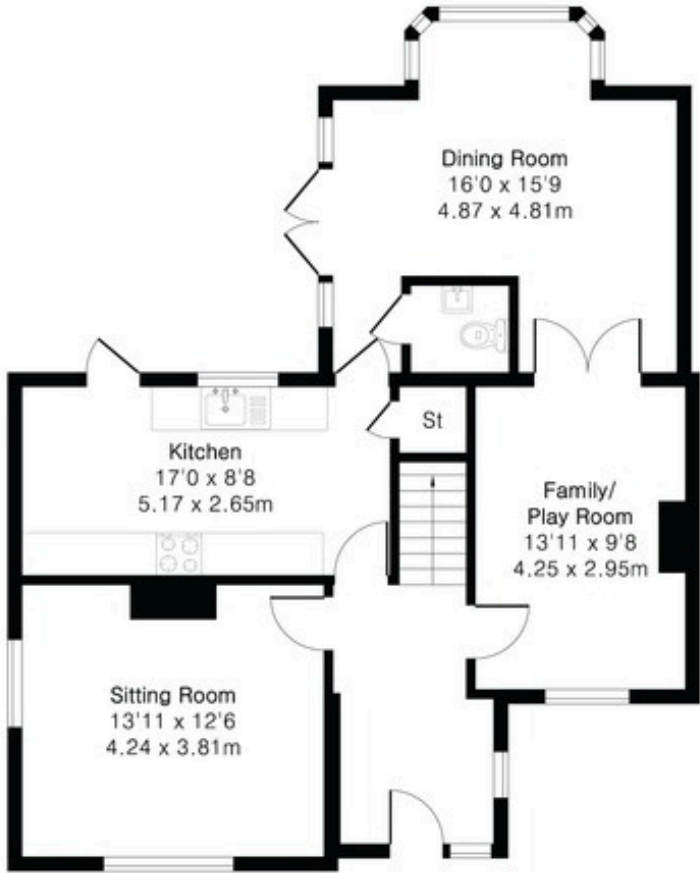
AT A GLANCE

- 3 bedrooms
- Sitting room
- Dining room
- Kitchen with dining space
- Family / playroom
- Family bathroom
- Terraced Garden
- Garden Office
- Off street parking for several cars

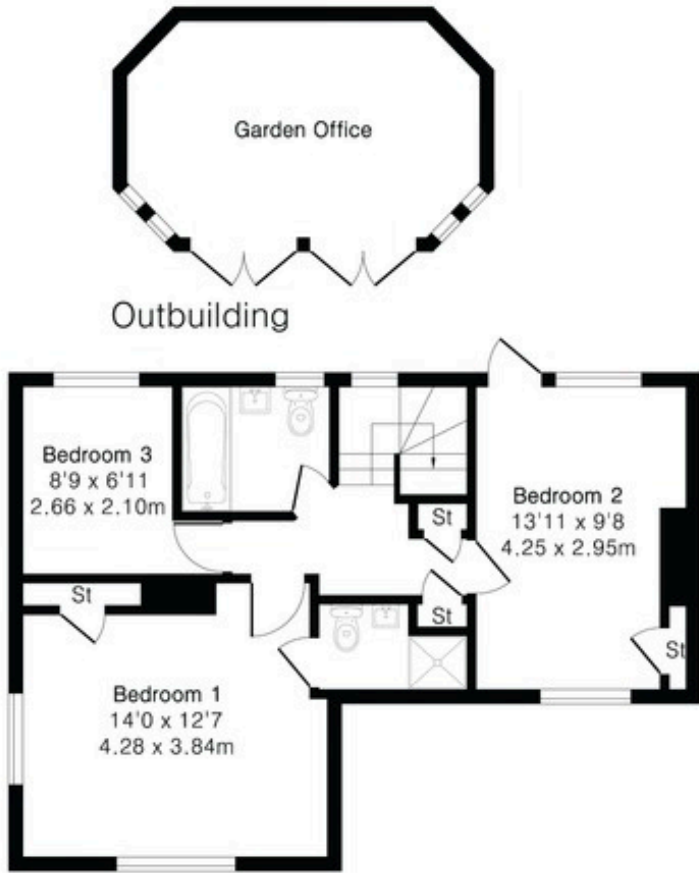
Tenure: Freehold. **Council Tax Band:** F **EPC:** D



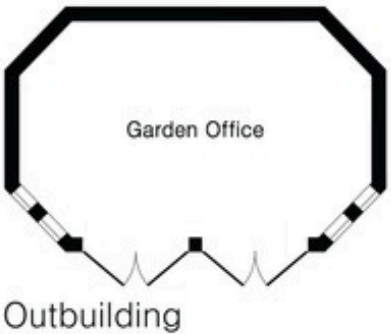
Approximate Gross Internal Area 1363 sq ft - 127 sq m
 Ground Floor Area 826 sq ft – 77 sq m
 First Floor Area 537 sq ft – 50 sq m



Ground Floor



First Floor



Outbuilding



FROM THE AGENT



The dining room is a real highlight for me. It's a generous, light-filled space that feels like the natural heart of the house, connecting beautifully with both the kitchen and the garden.

You can immediately imagine it being used for everyday meals as well as longer, more relaxed gatherings. The additional family or playroom is also a great asset, offering flexibility that many buyers are looking for now.

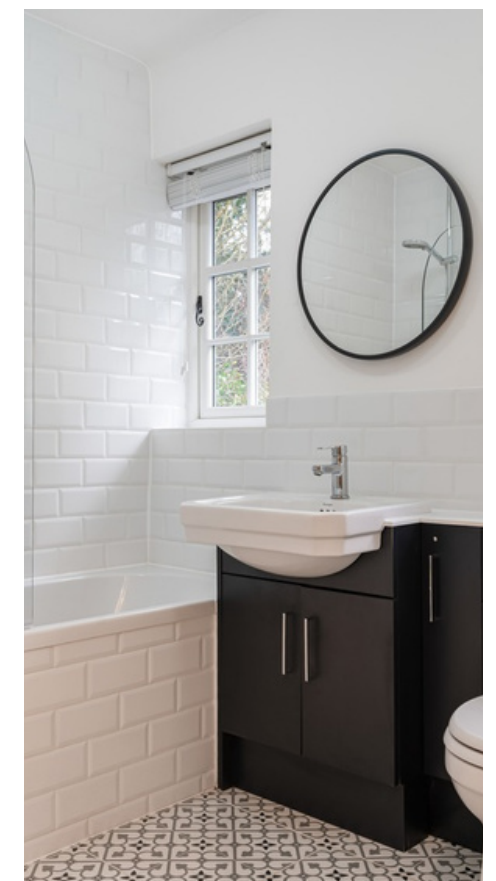
Outside, the garden adds to the wow factor. The terraced layout creates usable, level areas, and the garden office is a particularly valuable addition.

Overall, this is a home that feels thoughtfully arranged, well cared for and very well suited to modern family life.

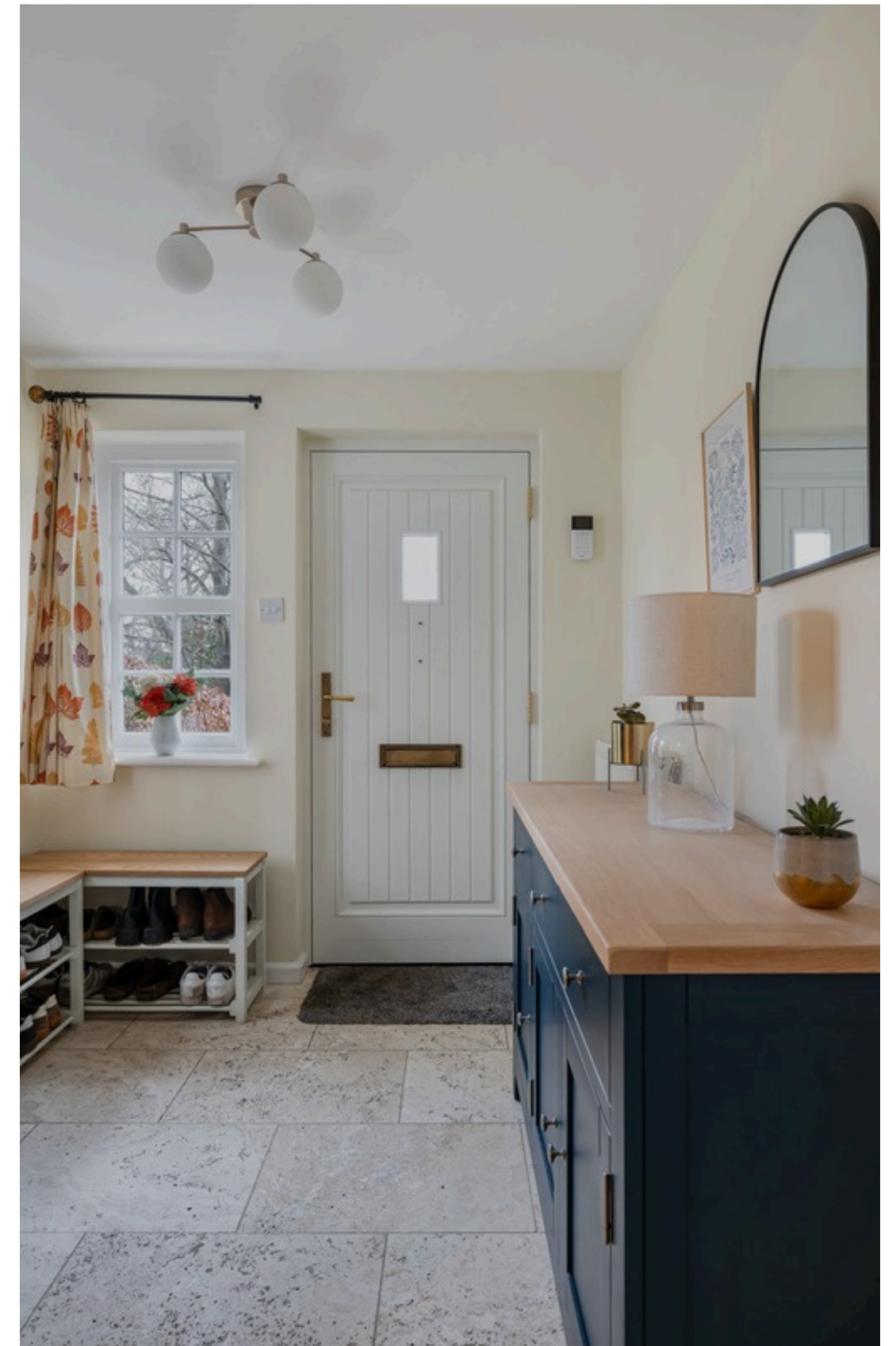
Warmly,

Iwan

Iwan Hall
Associate



WELCOME HOME



The house provides well-balanced accommodation arranged over two floors. The ground floor includes a sitting room, a separate dining room, a kitchen with space for dining, a family or playroom and a cloakroom. On the first floor, there are three bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Outside, the property benefits from a terraced rear garden and a separate garden office.

LIVING & ENTERTAINING

Spaces That Flow Naturally

The sitting room provides a calm place to unwind, centred around a fireplace that gives the room focus and warmth.

A separate family or playroom offers useful flexibility, ideal for children, hobbies or as a more relaxed second living space away from the main reception room.



TIME TO DINE

Modern living, simply done well

The dining room is a standout space, generous in scale and filled with natural light from its surrounding windows. It works beautifully for family meals and entertaining alike, sitting comfortably between the living areas and the kitchen.

The kitchen is practical and well organised, with ample worktops, integrated appliances and space for a breakfast table.

From the kitchen, a door opens directly into the garden.



THE FIRST FLOOR

Upstairs, the principal bedroom is located to the front of the property, with its own en-suite shower room.

Two further well sized bedrooms offer accomodation suitable for children, guests or home working.

A family bathroom completes the first floor.





GARDEN & OFFICE



The rear garden has been carefully arranged into distinct terraces, creating level lawns that are ideal for play and outdoor dining.

Set within the garden is a separate garden office, offering a valuable additional space that works well for remote working, creative use or as a quiet retreat away from the main house.

To the front the property there is off-street parking for several cars.





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