

29 SCHOLARS WALK

Guildford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- 3 bedrooms
- 2 bathrooms
- Spacious open plan living area
- Kitchen overlooking the garden
- Private enclosed garden
- Integral garage
- Walking distance to Guildford High Street
- 0.3 miles to Guildford Train Station
- No onward chain

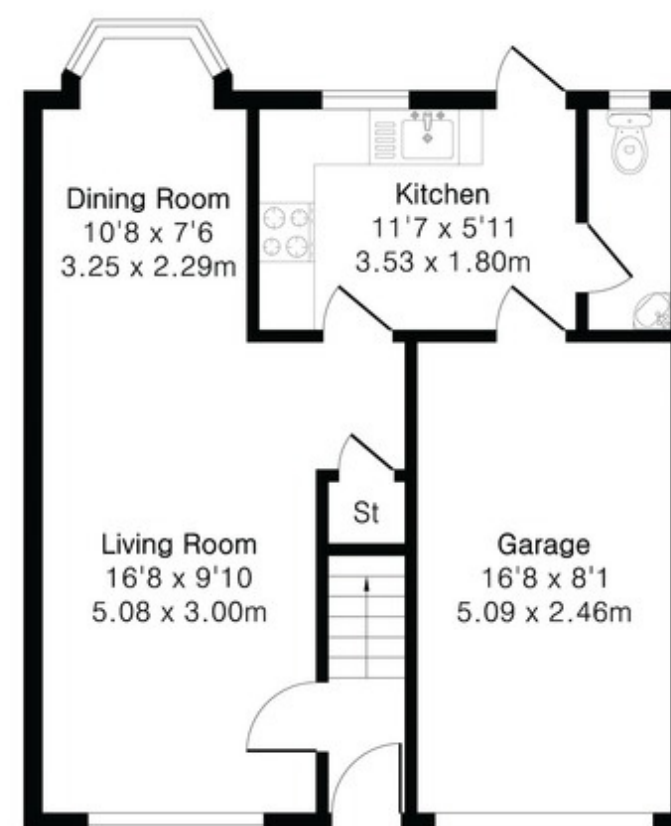
Tenure: Freehold **Council Tax Band:** E **EPC:** C



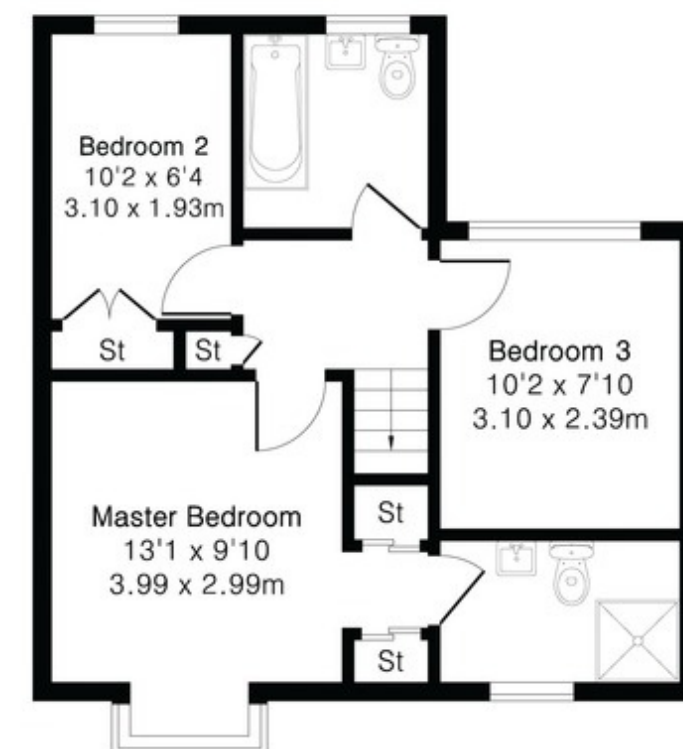
**Approximate Gross Internal Area 1014 sq ft - 94 sq m
(Including Garage)**

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 451 sq ft – 42 sq m



Ground Floor



First Floor

FROM THE AGENT

The setting is what makes this house particularly appealing. Scholars Walk is a small private development of homes positioned on the south side of Guildford. The location combines day-to-day convenience with excellent connectivity, being within a short walk of Guildford's mainline station and town centre.

Regular bus services nearby provide access to the University of Surrey, Royal Surrey County Hospital and Surrey Research Park, making the location particularly attractive for commuters, university staff or students and healthcare professionals.

Warmly,

Iwan

Iwan Hall
Associate



GROUND FLOOR & GARDEN

The principal living space extends the full depth of the house and forms the heart of the accommodation. A decorative archway creates a natural distinction between the sitting and dining areas while maintaining an open flow between the two.

The dining area overlooks the rear garden and provides a direct connection to the kitchen, creating a practical arrangement for everyday living and entertaining.

The kitchen is positioned to the rear of the house and fitted with a range of wall and base units, together with direct access to the garden. The layout makes efficient use of the available space and offers a solid foundation for future enhancement if desired.

To the front, a driveway provides off-road parking and leads to the integral garage.

The rear garden is enclosed and enjoys a good degree of privacy. A paved patio sits directly behind the house, providing space for outdoor seating, while the remainder of the garden is mainly laid to lawn with established planting along the boundaries.

The garden offers a straightforward outdoor space with scope for further landscaping and improvement if desired.



BEDROOMS & BATHROOMS

The first floor provides three bedrooms arranged around a central landing.

The principal bedroom sits at the front of the house and benefits from its own en-suite shower room, creating a degree of separation from the remaining accommodation. Bedroom two is another comfortable double room overlooking the rear garden, while the third bedroom would work equally well as a child's room, guest bedroom or study.

The family bathroom is fitted with a panelled bath, wash basin and WC, serving bedrooms two and three. Together with the en-suite, the arrangement works well for day-to-day family life and visiting guests.





 **Chantries & Pewleys**

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