

2 MACDOWALL ROAD

Guildford





AT A GLANCE

- Chain-free
- Three-bedroom semi-detached home
- Accommodation arranged across three floors
- Separate kitchen with breakfast area
- Sitting and dining room with adjoining conservatory
- Principal bedroom occupying the top floor
- Ground-floor cloakroom
- Rear garden with paved seating area
- Garage and driveway parking
- Set within the 57-acre Queen Elizabeth Park development

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



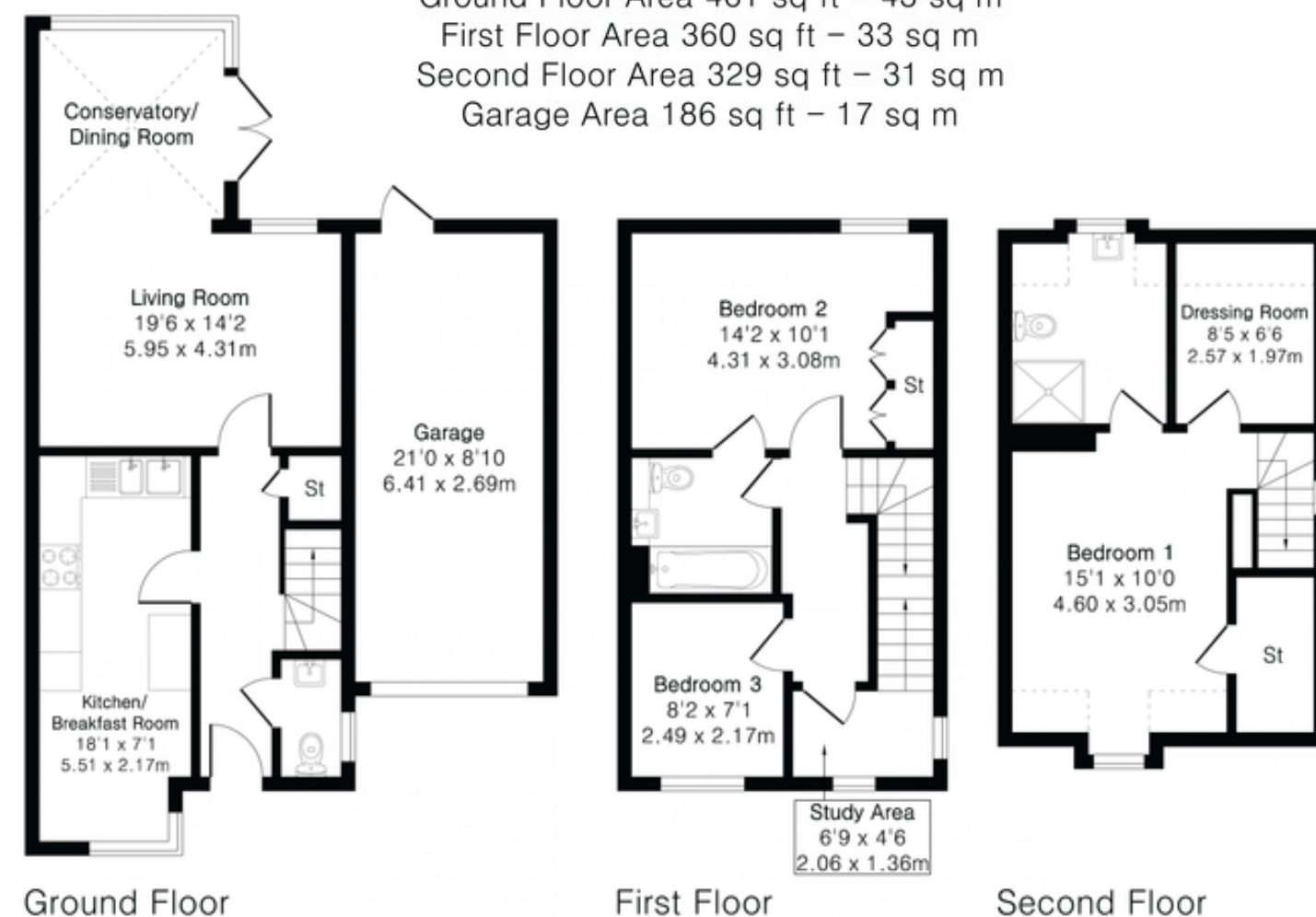
**Approximate Gross Internal Area 1150 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 360 sq ft – 33 sq m

Second Floor Area 329 sq ft – 31 sq m

Garage Area 186 sq ft – 17 sq m



FROM THE AGENT

The living space and conservatory are real standout features here. There's so much natural light coming through the back of the house, and the conservatory creates a really useful extension of the main living area with a direct outlook to the garden.

The garden itself gives the next owner an opportunity to make it much more personal. There's a good starting point, with scope to create an outside space that works around how they want to use it.

The garage is another real bonus. As well as parking or storage, it has the potential to become a hobby or practical workspace if that suited the new owner.

For a first-time buyer looking for a house they can make their own, or someone downsizing who still wants useful space, a garden and a garage, there's a lot here to like.

Warmly,

Pippa

Pippa Barnes
Associate



LIGHT FILLED LIVING

The main living space sits to the rear of the house and becomes noticeably lighter as you move through it. The sitting and dining areas flow naturally into one another, drawing the eye towards the conservatory and the garden beyond.

The conservatory is a particularly strong feature. Its extra height and generous glazing allow light to flood in, giving this part of the house a more open quality. There is ample room for a dining table, with doors opening directly onto the garden and creating a natural link between the living space and outside.





THE KITCHEN

The kitchen sits separately at the front of the house. Timber-fronted cabinetry runs along both sides, giving plenty of preparation and storage space. Light floods the room from a large window to the front.

The area by the window lends itself as a space to put a dining table. This gives the kitchen somewhere for everyday meals without relying on the main dining space. Integrated appliances have been thoughtfully placed to maximise the space.

A cloakroom completes the ground-floor accommodation.





ACCOMMODATION

Two bedrooms are positioned on the first floor. The larger of these is a double with built-in wardrobes, while the second is a single and could work equally well as a nursery, home office or hobby room. Both rooms are served by the family bathroom, which has a bath with shower fitting, WC and wash basin.

The principal bedroom occupies the second floor, giving it a greater sense of separation from the other bedrooms. It has its own en suite shower room, a dressing area and additional built-in storage. At the base of the stairs, there is also a useful area with space for a desk to create a study spot, or perhaps a quieter reading nook away from the main living spaces.



THE GARDEN



The rear garden is reached directly from the conservatory, beginning with a paved area immediately outside the house. This gives a natural place for outdoor seating close to the main living accommodation.

Beyond this is the main garden, enclosed by fencing and established planting.

To the front, the house has its own garage and driveway parking for one vehicle. The garage is attached to the side of the property and has a door to the garden at the rear.



THE SETTING

The location makes day-to-day life straightforward. Tesco Express and Nuffield Health are among some of the amenities within the Queen Elizabeth Park development.

Guildford town centre offers outstanding shopping, dining, educational and entertainment options whilst also providing a gateway to some of the South East's most beautiful countryside including the nearby Whitmoor Common.

Transport links are excellent, with the A3 providing access to the M25 just 6 miles away, and Guildford's mainline train station offering a swift service to London Waterloo, with journey times from approximately 36 minutes.



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