

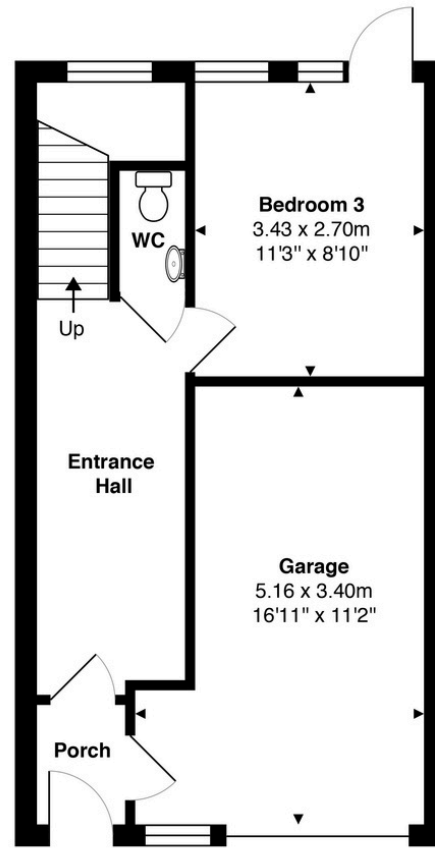
HILGAY

Guildford



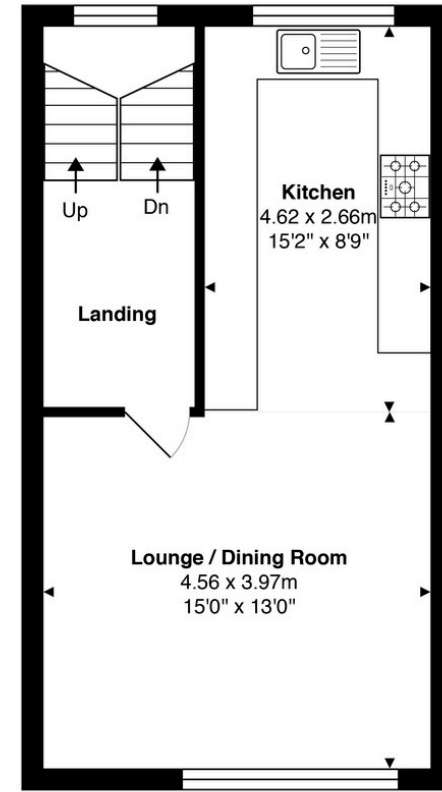
**Chantries
& Pewleys**

ESTATE AGENTS



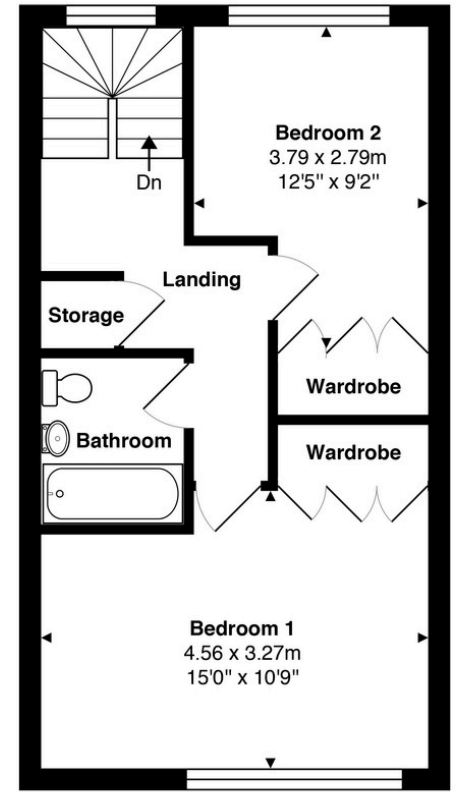
Ground Floor

Approx. Gross Internal Area 37.4 m² ... 403 ft²



1st Floor

Approx. Gross Internal Area 39.1 m² ... 421 ft²



2nd Floor

Approx. Gross Internal Area 38.9 m² ... 419 ft²

Total Approx. Gross Internal Area 115.5 m² ... 1243 ft²

All measurements are approximate and for display purposes only. Not to scale.

AT A GLANCE

Lounge / dining room

Kitchen

3 bedrooms

Family bathroom

Ground floor WC

Integral garage

Off-street parking

Courtyard garden



Stoke Park Stepping Stones

FROM THE AGENT

The first thing you notice about this property is how well the space is balanced across the three floors, with flexible accommodation and a bright first-floor living area.

Located in a quiet cul-de-sac and within ½ a mile of London Road Station and Stoke Park, this modern, low maintenance town-house is the perfect opportunity for commuters or families.

Chris Dean
Director



TOWN LIVING

The main living and dining room sits on the first floor and enjoys a bright, open feel. There is space to relax, dine and entertain comfortably. Positioned to the rear of the property, the kitchen is fitted with modern units and generous work surfaces.

The principal bedroom occupies the top floor and offers a calm, well-sized retreat with built-in wardrobe storage. A second bedroom on this level provides flexibility, while the third bedroom on the ground floor works well as a study, guest room or additional bedroom depending on needs.

The family bathroom is finished in a clean, contemporary style, with a white suite.

On the ground floor, the entrance hall gives access to a WC and the integral garage. The garage provides secure parking or useful additional storage.

The property is complimented by a private courtyard garden with decking and astro-turf.





 Chantries & Pewleys

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