

HILGAY

Guildford



**Charntries
& Pewleys**

ESTATE AGENTS

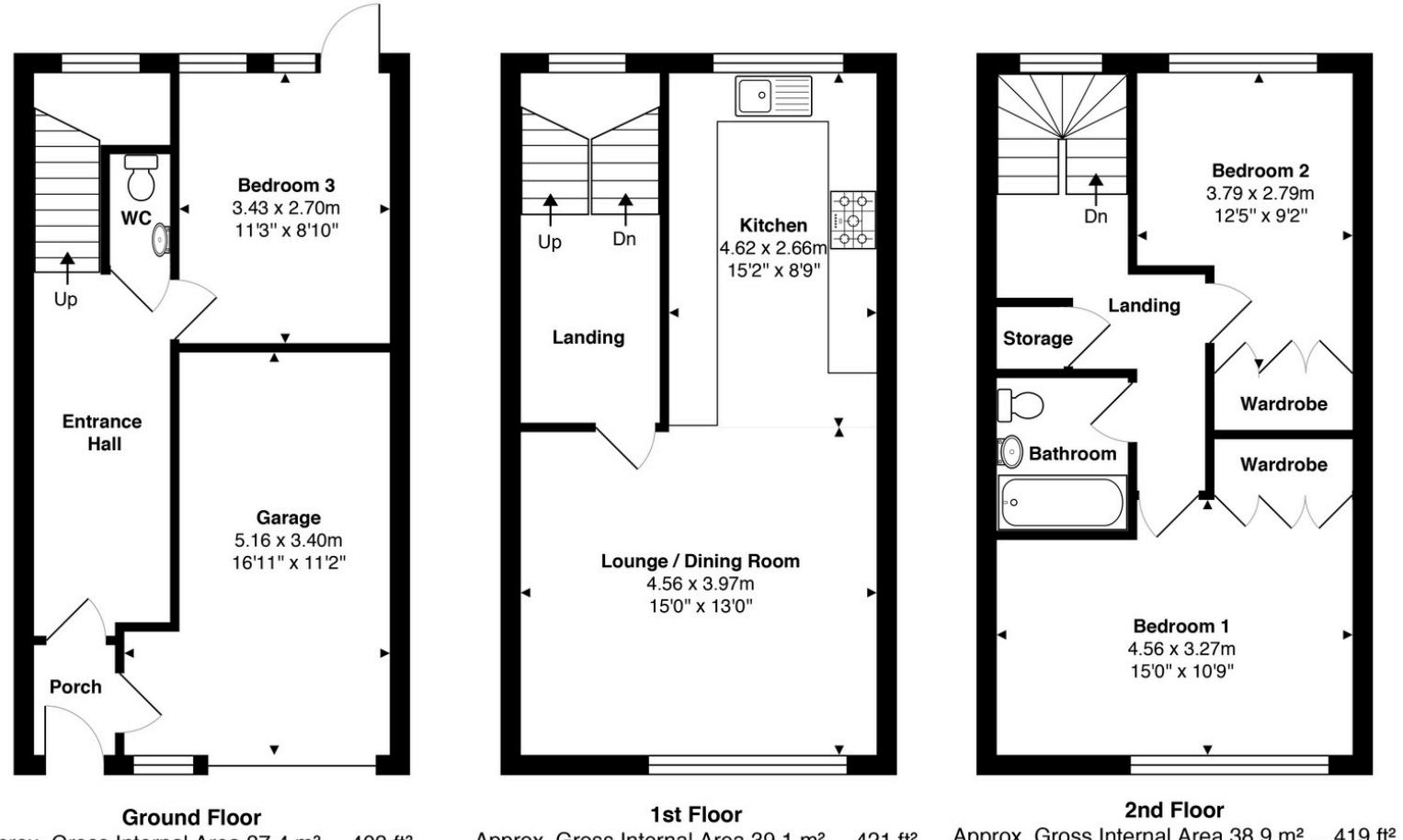


AT A GLANCE

Lounge / dining room
 Kitchen
 3 bedrooms
 Family bathroom
 Ground floor WC
 Integral garage
 Off-street parking
 Courtyard garden



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



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

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 townhouse 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**

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ