

BETHSHALOM

Guildford



**Chantry
& Pewleys**

ESTATE AGENTS



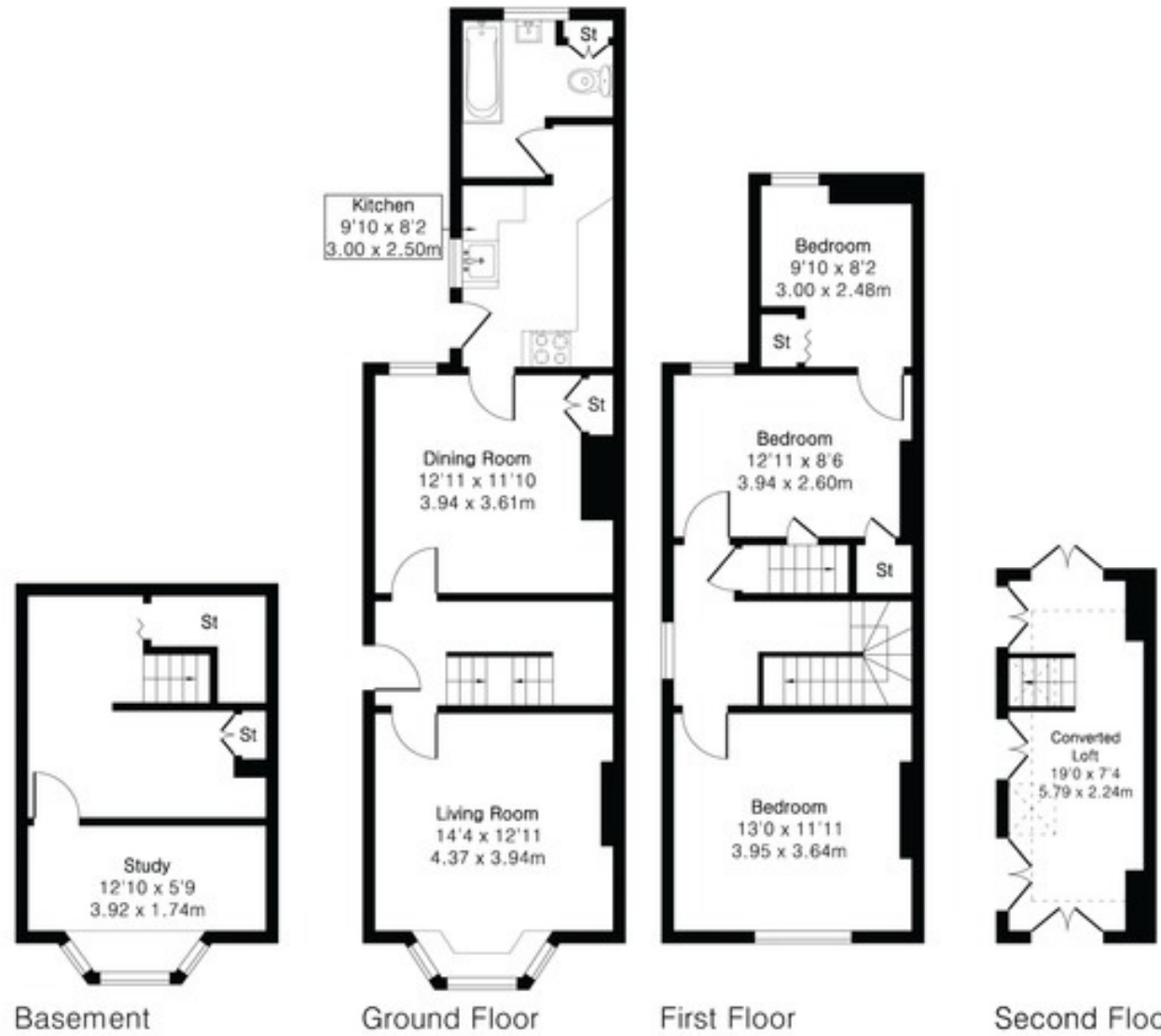
AT A GLANCE

- Period semi-detached home
- 3 bedrooms
- 2 reception rooms
- Galley kitchen
- Family bathroom
- Generous ceiling heights
- Patio garden
- On street permit parking
- Walking distance to Guildford High Street
- 0.7 miles to Guildford Train Station
- No onward chain

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



Approximate Gross Internal Area 1425 sq ft - 132 sq m
 Basement Area 248 sq ft – 23 sq m
 Ground Floor Area 563 sq ft – 52 sq m
 First Floor Area 474 sq ft – 44 sq m
 Second Floor Area 140 sq ft – 13 sq m



FROM THE AGENT

Set on the sought-after Markenfield Road, Bethshalom presents an excellent opportunity to update and reconfigure a period home in a location that continues to attract strong demand.

The house retains generous ceiling heights and a number of original features, while offering clear potential for improvement and extension, with neighbouring properties demonstrating what can be achieved, subject to the necessary planning permissions.

Warmly,

Iwan

Iwan Hall
Associate



GROUND FLOOR

The entrance hall provides access to the principal reception rooms and staircase to the upper floors.

To the front of the house, the sitting room is centred around a bay window, with the generous ceiling height reflecting the property's period origins.

Beyond, the dining room connects directly to the kitchen, creating a practical arrangement that lends itself well to future reconfiguration as part of a wider renovation project. The ground floor also includes the family bathroom, positioned to the rear of the house.

Stairs lead down to the lower ground floor, where a useful basement room offers flexible space for storage, a hobby room or a workspace.

The kitchen overlooks the rear courtyard and connects to a useful utility area. While now ready for updating, the space offers clear potential for redesign to better suit modern living, with neighbouring homes on the road providing examples of extension and reconfiguration, subject to the necessary planning permissions.



THE SETTING

Markenfield Road is a well-established residential address within easy reach of Guildford town centre, both mainline railway stations and the town's extensive range of shops, restaurants and leisure facilities.

The location combines the convenience of central Guildford with the character of a mature residential street, making it particularly appealing for buyers looking to invest in a long-term home.

The property benefits from side access and an enclosed garden.



UPPER FLOORS

The accommodation is arranged over four floors, offering a flexible layout with three well-sized bedrooms across the first floor, complemented by a loft room on the second floor.

Buyers may wish to reconfigure the bedroom arrangement over time to better suit their own requirements, subject to obtaining the necessary building regulation approval where applicable.

The family bathroom is currently positioned on the ground floor, providing further scope for a future owner to adapt the layout as part of a wider programme of modernisation.





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