

20 PARK ROAD

Guildford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- 4 bedrooms
- 2 bathrooms
- Open plan kitchen/diner
- Reception room with period features
- South facing garden with side access
- Residents parking
- London Road Station ½ a mile away
- Guildford Mainline Station under 1 mile away

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



Approximate Gross Internal Area 1214 sq ft - 112 sq m

Basement Area 130 sq ft – 12 sq m
Ground Floor Area 421 sq ft – 39 sq m
First Floor Area 347 sq ft – 32 sq m
Second Floor Area 316 sq ft – 29 sq m



FROM THE AGENT

One of the standout features of this property is the open plan kitchen and dining room at the rear, which forms the natural centre of the home. Generous in scale and well laid out, it provides space to cook, eat and gather, with room for both large family meals and entertaining with friends.

The house offers a flexible arrangement of rooms that adapt well to different stages of life. A separate sitting room provides a quieter retreat, while additional accommodation across the upper floors and basement allows the house to work equally well for families, guests or home working.

Properties offering this level of accommodation in such a central Guildford location are rarely available making this an incredible opportunity.

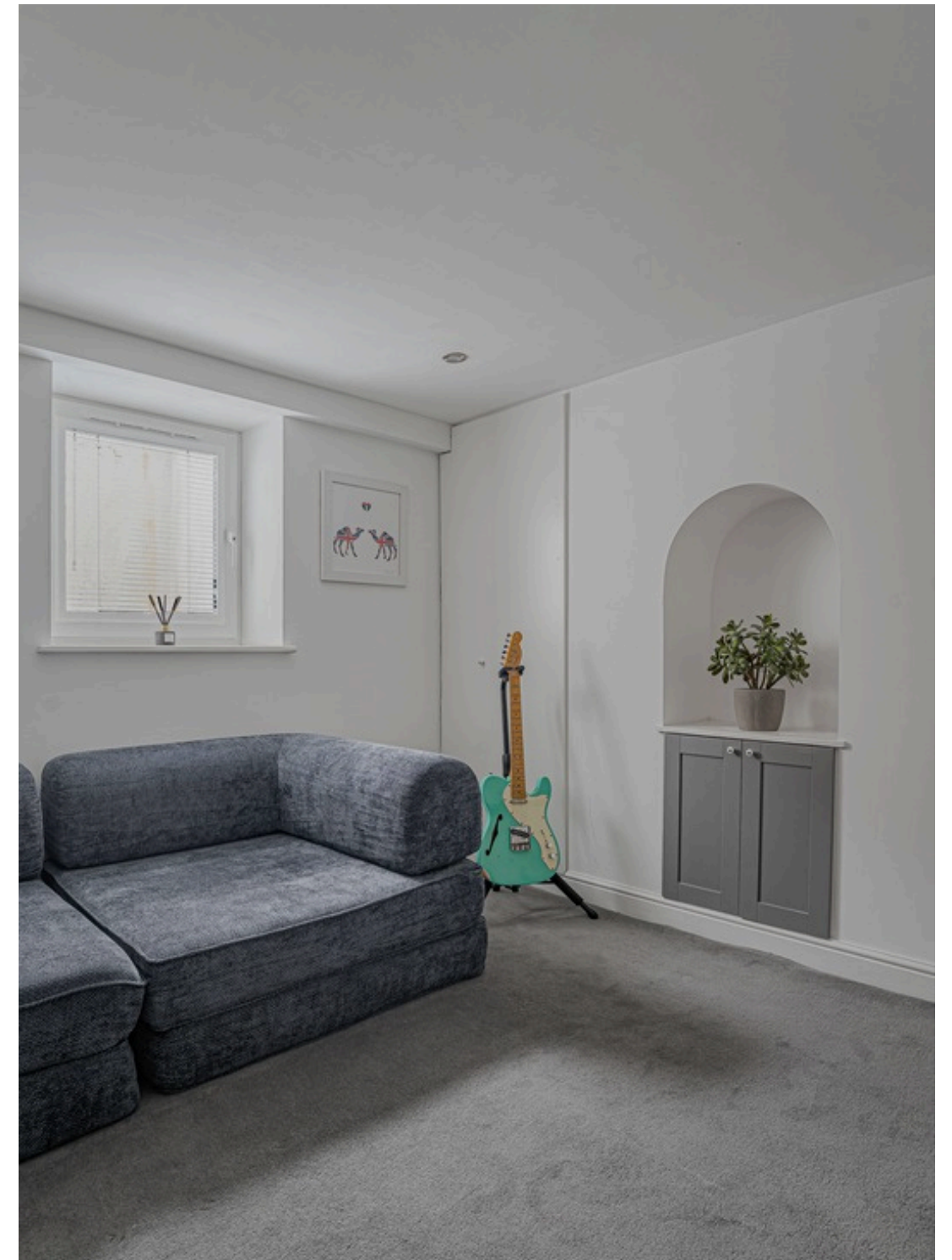
Warmly,

Chris

Chris Dean
Director



WELCOME HOME



The sitting room at the front of the house is a well-proportioned space with a large window to the street, feature log burner and a neutral finish, suitable for everyday use.

To the rear, the ground floor opens into the main living area, combining the kitchen, dining space and a snug seating area. This area of the house faces south and looks directly onto the garden, allowing good natural light throughout the day.

The basement bedroom provides an additional room with flexibility of use. It could function as a fourth bedroom, second snug, home cinema or home office.



THE KITCHEN

Modern, practical and well connected to the garden

The kitchen has been designed as the heart of the home. Clean-lined units provide generous storage, balanced by open work surfaces and a central island that anchors the space. The layout allows room to cook, gather and dine in comfort.

Large glazed doors and skylights draw in natural light from the south-facing aspect and open directly onto the terrace.

It is a space that is well suited to both everyday life and entertaining.



BEDROOMS & BATHROOMS

Balanced bedrooms with flexibility for modern living

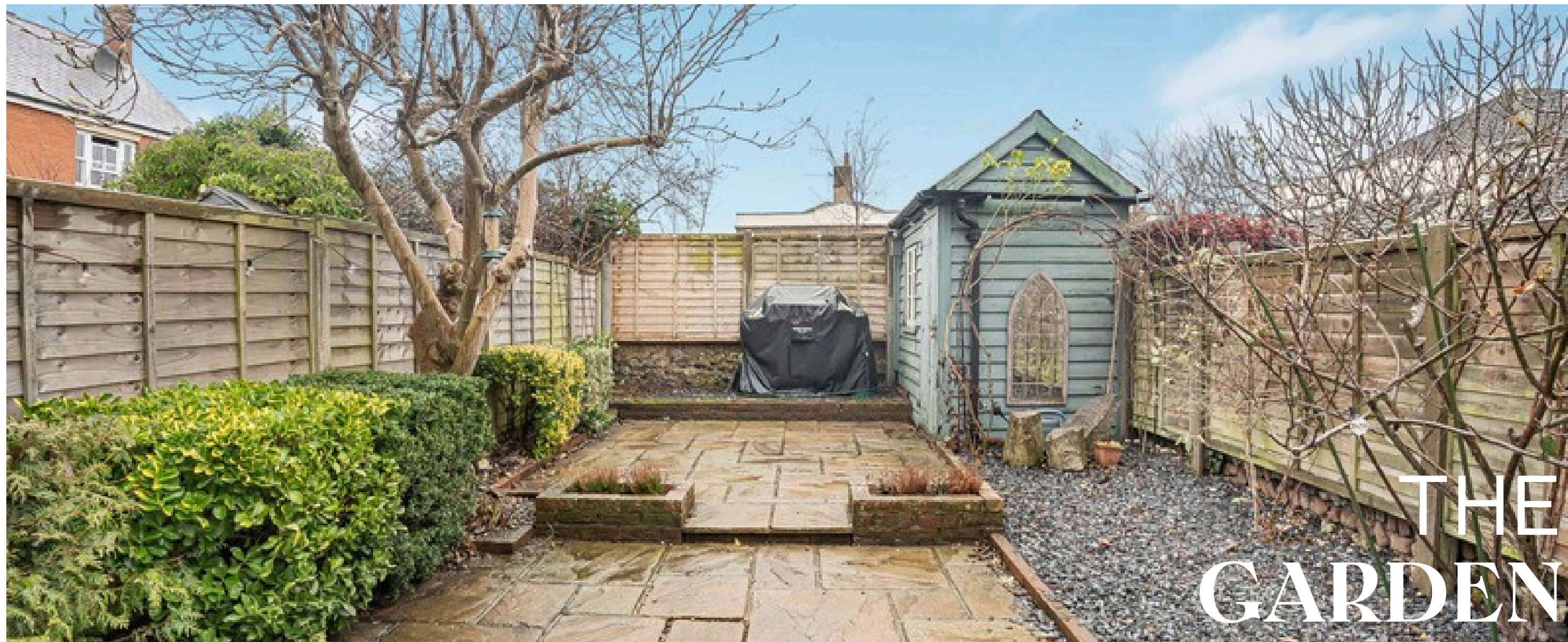
Accommodation is arranged across the upper floors, offering a good sense of separation and flexibility.

There are four bedrooms in total, each with its own character and outlook. The principal bedroom occupies the entire upper level and is complimented by an en-suite shower room.

Two further bedrooms on the first floor are served by a family bathroom finished in a clean, contemporary style.

A useful basement bedroom room adds further flexibility, ideal for family or guest accommodation, home working or a hobby space.



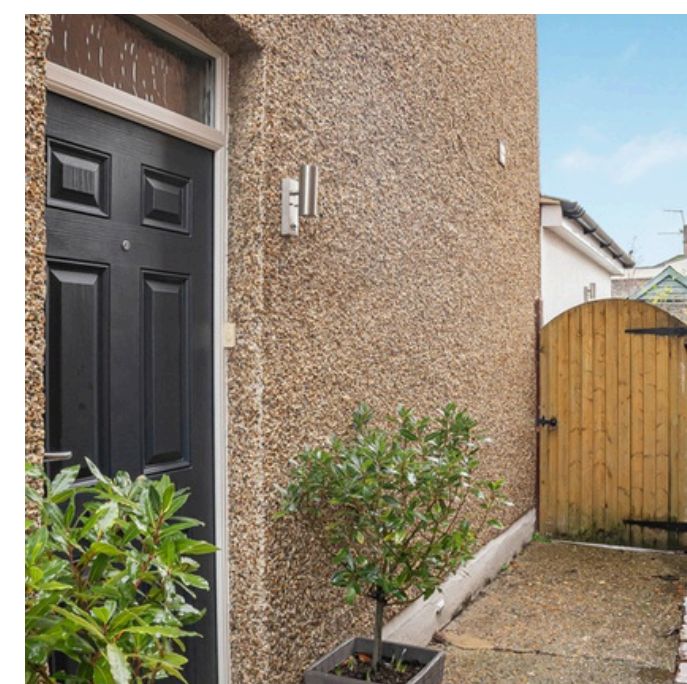


Outside, the south-facing rear garden has been landscaped for ease of maintenance.

A paved terrace sits directly outside the house, providing space for outdoor dining, with steps leading to a further seating area.

Gravel borders and established planting soften the edges.

The garden is enclosed with fencing and there is the added benefit of side access — particularly useful for bikes, bins and day-to-day practicality





 Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

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