

WODELAND AVENUE

Guildford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

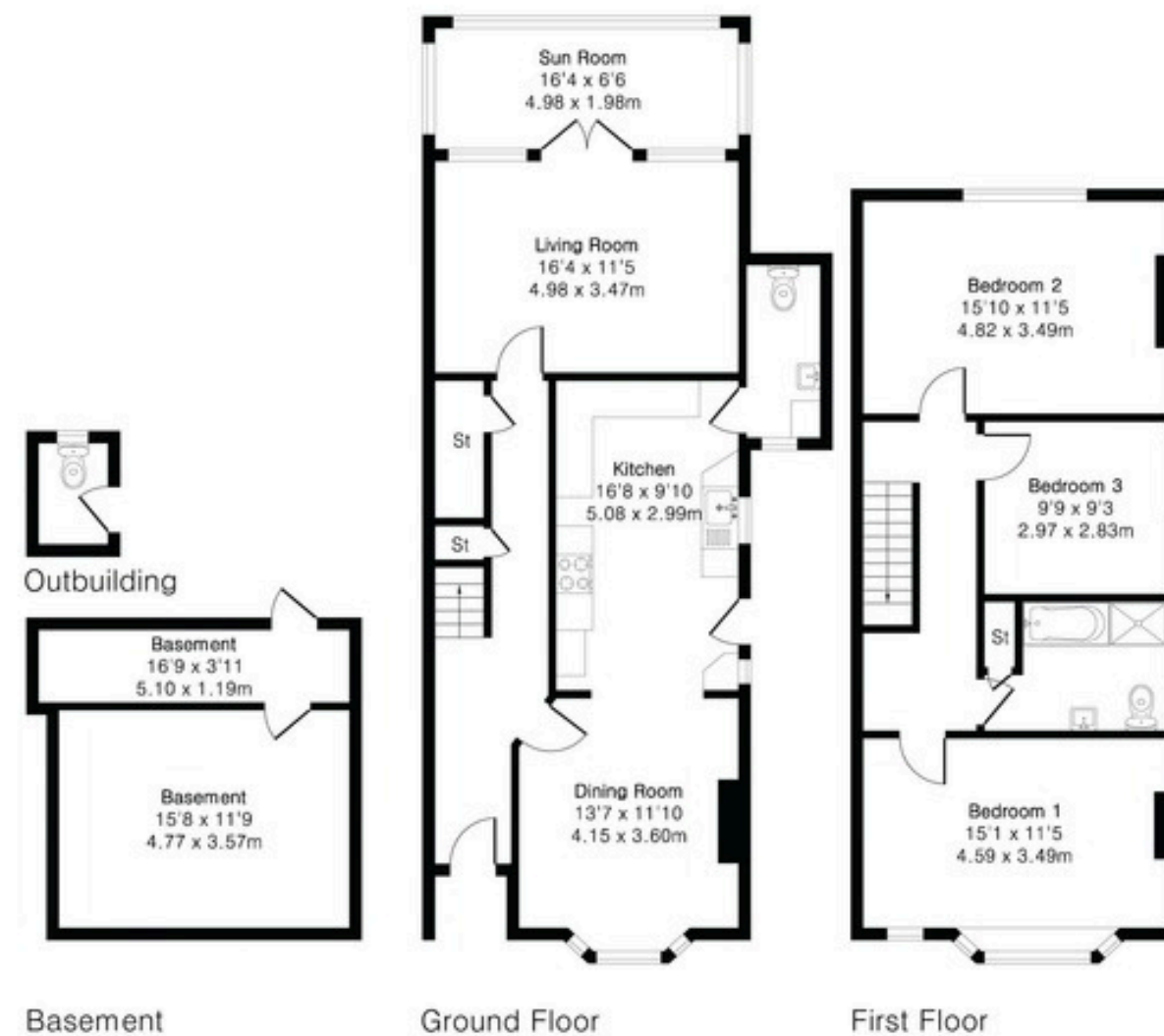
3 Bedrooms
Family Bathroom
Kitchen overlooking the garden
Open Plan Kitchen/Dining Room
Driveway parking for 1 car
Enclosed garden
Opportunity to extend and upgrade STPP
Character features throughout
0.5 miles to Guildford Train station
0.5 miles to Guildford High Street

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



**Approximate Gross Internal Area 1727 sq ft - 160 sq m
(Excluding Outbuilding)**

Basement Area 255 sq ft – 24 sq m
Ground Floor Area 823 sq ft – 76 sq m
First Floor Area 649 sq ft – 60 sq m
Outbuilding Area 20 sq ft – 2 sq m



FROM THE AGENT

Spending time in the house, what stands out is the scale of the rooms at the front, where the bay windows bring in strong natural light throughout the day.

There's a clear sense of the home's Edwardian character here, with fireplaces and original detailing still intact, giving these spaces both presence and warmth.

There's a clear opportunity here to take things further. The footprint, side access and depth of the garden all point towards straightforward options to extend or upgrade over time, depending on how a buyer wants to shape the house around them.

Warmly,

Iwan

Iwan Hall
Associate





WELCOME HOME

A classic Edwardian façade sets the tone here, with red brick elevations, bay windows and a wider-than-average footprint that immediately separates it from others along the road.

Wodeland Avenue is a well-regarded residential road, positioned within easy reach of Guildford town centre. The High Street offers a mix of independent shops, restaurants and larger stores including Waitrose and Marks & Spencer.

The area is particularly well served by schools, with a strong mix of state and independent options nearby, including Guildford County School, Royal Grammar School, Guildford High School and Tormead.

Guildford also sits at the edge of the Surrey Hills, giving access to extensive walking and cycling routes within a short distance as well as The River Wey.



KITCHEN & DINING

72 Wodeland Avenue offers a combination of retained character and clear potential to extend or update over time.

The house sits in a particularly convenient position, with Guildford County School, the mainline station, High Street and the Downs all within easy reach, which is a key part of its long-term appeal.

On entering, the hallway sets a simple, practical tone and leads through to the front of the house where the dining room sits within the bay. This is a well-proportioned space, filled with natural light, where the fireplace and original detailing remain intact, giving a strong sense of the home's period character.

From here, the room connects directly through to the kitchen, creating a sociable, day-to-day space that already feels more open in how it's used. The kitchen sits immediately behind and works as a natural extension of the dining area, with a range of units and preparation space in place.

A side door from the kitchen leads out along the side of the house and through to the garden, providing a practical route in and out, particularly useful for everyday use or when considering future changes to the house.



LIVING ROOM

To the rear of the house, the main living room provides a quieter, more private space, positioned away from the front of the house. It centres around a fireplace and has a direct relationship with the garden, making it a natural place to spend time in the evenings or when the house is in full use.

Beyond this, a sun room extends the living space further, offering a lighter, more informal area that looks out over the garden. This room would work well as a secondary sitting area, reading space or playroom.



ACCOMMODATION

Upstairs, the sense of proportion continues across all three bedrooms. The principal room sits at the front of the house, with a bay window that brings in abundant natural light and gives the room a more open outlook.

The remaining bedrooms are positioned to the rear and side, both benefiting from good natural light and practical layouts that allow for flexibility, whether used as additional bedrooms, guest space or a study.

The bathroom is centrally positioned, serving all rooms with a straightforward layout and the potential to update over time if required. There is an additional w/c on the ground floor, just off the kitchen.



THE GARDEN



The rear garden offers a straightforward, open space that feels like a true blank canvas. It is mainly laid to lawn, with enough depth to create distinct areas over time, whether that's for seating, planting or more structured landscaping.

For buyers, it presents a clear opportunity to shape the outside space to suit their own priorities, rather than having to undo previous work.

To the front, the house is set back from the road with off-street parking already in place. There is scope here to increase parking if required, subject to layout, while still retaining a sense of separation from the street.

Side access runs alongside the house, linking the front and rear, which adds a practical advantage for day-to-day use and any future works.





Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

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