

13 WEYSIDE ROAD

Guildford



Chantryes
& Pewleys

ESTATE AGENTS

AT A GLANCE

2 double bedrooms
Open plan lounge/diner
Modern kitchen
Family bathroom
Boarded loft
Character features throughout
Enclosed garden with patio and lawn
On-street resident parking
1.3 miles to Guildford station (town side)
2 miles to Guildford High Street

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



FROM THE AGENT

The character is what gives this house its identity, particularly through the open living space with its fireplace, painted brickwork and timber details. The updated kitchen sits comfortably alongside those original touches and brings a more contemporary, practical finish to the house

Warmly,

Pippa

Pippa Barnes
Associate

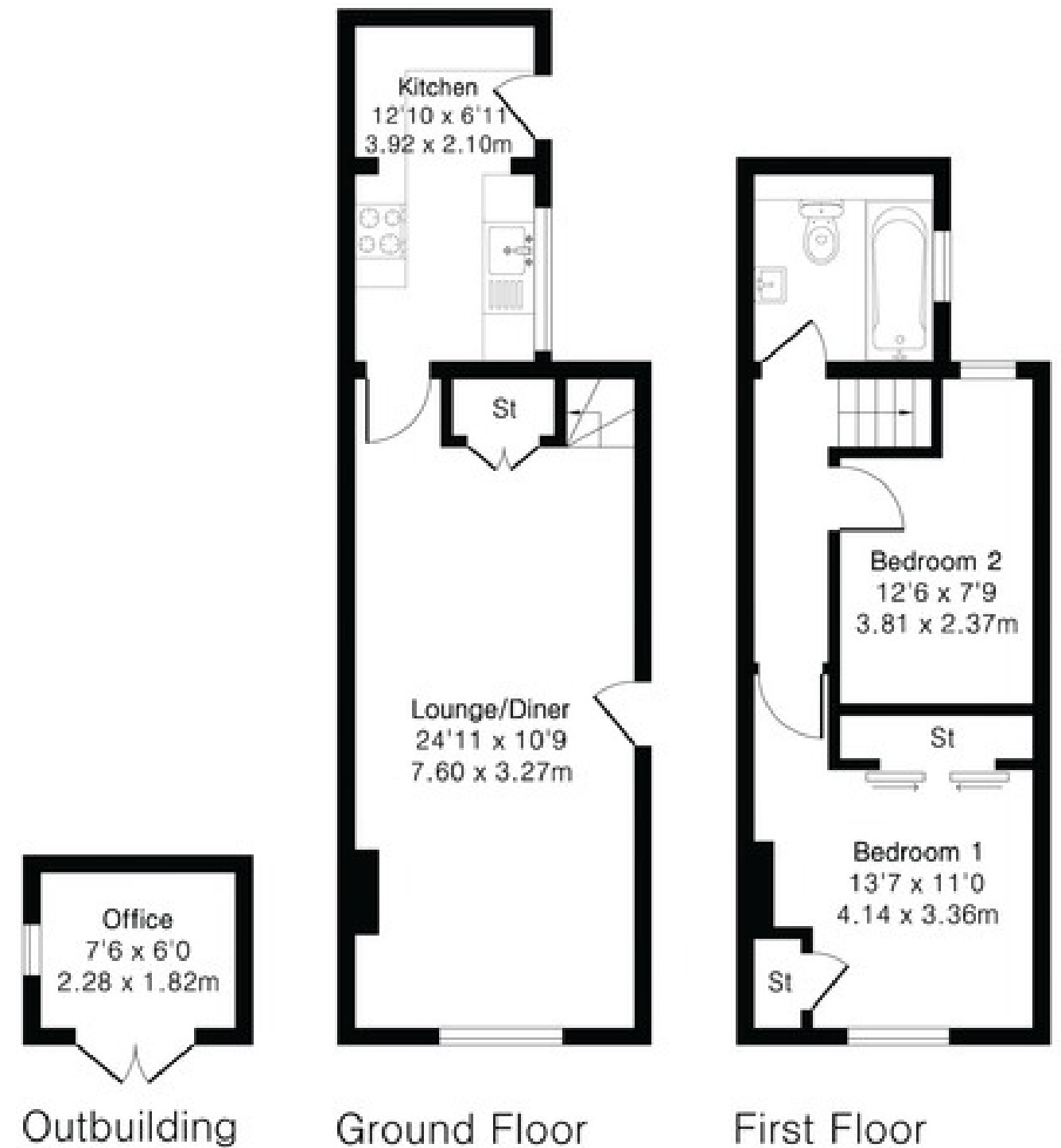


**Approximate Gross Internal Area 683 sq ft - 64 sq m
(Excluding Outbuilding)**

Ground Floor Area 361 sq ft – 34 sq m

First Floor Area 322 sq ft – 30 sq m

Outbuilding Area 45 sq ft – 4 sq m





OPEN PLAN LIVING

The open-plan living and dining space runs through much of the ground floor, with the sitting area positioned towards the front of the house. The fireplace, painted brickwork and timber detailing bring much of the character here, with built-in shelving providing useful storage.

The dining area sits naturally between the living room and kitchen. The side entrance creates a subtle divide between the two areas, giving each its own identity while keeping them visually connected. At the rear of the open-plan space, the stairs rise to the first floor with useful storage underneath.

Weyside Road is a peaceful no-through road in Guildford, with the River Wey Navigation close by and access to waterside walks from this part of town. Guildford itself combines a historic town centre with a broad range of shops, restaurants, sporting facilities, cinema and theatres. There are well-regarded schools across both the state and private sectors within the wider area, while the town's transport links provide connections towards London and Gatwick Airport.

For those wanting time outdoors, the surrounding area also opens quickly into countryside, while the Wey Navigation provides a different way to explore locally.





THE KITCHEN

The kitchen sits to the rear of the house, with muted green cabinetry, timber worktops and simple white tiled splashbacks. An integrated oven and induction hob are built into the main run, with space for the practical appliances needed day to day.

A large window above the sink brings natural light across the work surface, while a glazed door leads through towards the rear of the house and garden.





ACCOMMODATION

There are two bedrooms on the first floor. The main bedroom sits to the front and has built-in storage, while the second is positioned to the rear with an outlook over the garden.

A light first-floor bathroom has a bath with shower above, WC and wash basin. Further storage is provided by the fully boarded loft.



THE GARDEN

The outside space is divided into distinct areas rather than treated as one continuous garden.

Immediately behind the house is a hard-landscaped area, currently set up with a table and chairs which makes this a perfect extension of the kitchen.

Beyond this, a gate leads into the longer enclosed section of garden, with established trees and planting providing greenery along its length. The garden has the added benefit of side access - perfect for muddy dogs, bikes or wellies.





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