

# 4 Martyr Road, Guildford GU1 4LF

COLLINS
Independent Estate Agent








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## Asking price £599,995
## Freehold

A light and spacious two-bedroom Victorian terraced townhouse extending to approximately 1,240 sq ft, ideally positioned in the heart of Guildford. Located just moments from North Street, the property enjoys an exceptionally convenient central setting, with both mainline stations, Waitrose, North Street and the charming cobbled High Street all within easy reach. Well presented throughout, the accommodation is arranged over three floors and combines period character with a comfortable, contemporary feel. The converted basement provides a versatile space, currently used as a home office, while both bedrooms are generously proportioned. A first-floor bathroom and ground-floor cloakroom add further practicality. The generous living accommodation has a relaxed, open-plan feel, flowing seamlessly into the particularly sociable kitchen and dining space. This area is flooded with natural light through the glazed rear elevation and roof, creating a bright and inviting space for both everyday living and entertaining. Further features include a useful utility area and a private rear garden, thoughtfully designed for outdoor dining and entertaining, with the added benefit of rear access.

A charming Guildford Victorian home offering an excellent blend of period character, generous accommodation and modern living, all in an exceptionally convenient central location.

- Permit parking for residents
- EPC - C
- Council tax band - D
- All mains services connected
- Vacant possession, no chain







This handsome, large two bedroom Victorian terraced house is ideally positioned in the heart of the town, just half a mile from both Guildford mainline and London Road stations. The charming cobbled High Street is approximately 500 meters away, while Guildford Waitrose is conveniently located just around the corner. The town offers an excellent choice of restaurants, bars and independent coffee shops, alongside a wide range of shopping, leisure and recreational facilities. Guildford is also renowned for its excellent selection of schools for all ages, with The County School being the closest secondary school.


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Approximate Gross Internal Area
1,241 sq. ft / 115.00 sq. m




This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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