



5 Sandfield Terrace, Guildford GU1 4LN



COLLINS
Independent Estate Agent





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No Price
Freehold

Sandfield Terrace is an attractive bay fronted, halls adjoining semi-detached Victorian house that has been the subject of an extension and refurbishment. The cleverly designed remodelling of the interior now provides a stunning Kitchen, breakfast, family space at the rear with a separate sitting room at the front. There is even an extra reception room/office at the back of the house and a cloakroom. The basement is converted to provide a spacious room with a good sized window that allows light to pour in. Upstairs all three bedrooms are generously proportioned and the family bathroom features a free-standing bath and separate shower enclosure. The pretty lawned garden has side access, a shed and a handsome wall at the back. Zone D parking.



- Victorian Halls adjoining house of over 1300 sq ft
- Town centre conservation area
- Large open plan kitchening/dining/living space
- Separate sitting room
- Office
- Three double bedrooms
- stunning bathroom and ground floor cloakroom
- Converted basement
- East facing garden
- EPC - D





Sandfield Terrace sits within the central Guildford Conservation area, it is a no-through road that is but a stone's throw away from the new Waitrose in the town. The mainline station is a 10 minute walk. The local primary School is around the corner and the house is within the catchment area for the highly acclaimed County School. The shops and eateries of the town are moments from the front door making this location convenient and much sought after.



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Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

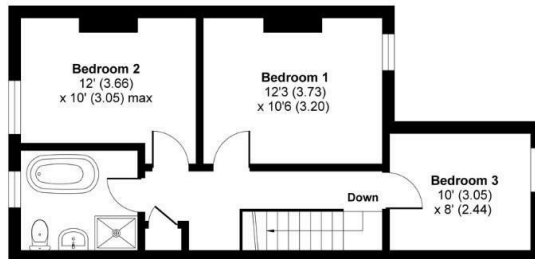
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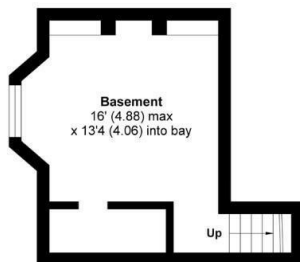
Sandfield Terrace, Guildford, GU1

Approximate Area = 1308 sq ft / 122 sq m

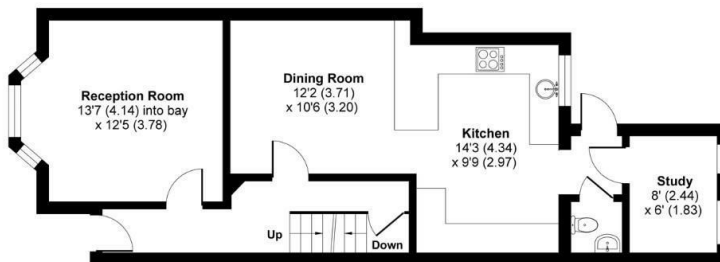
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mark Collins (Guildford) Limited. REF: 726822



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