



16 Artillery Road, Guildford GU1 4NW



COLLINS
Independent Estate Agent





16 Artillery Road Guildford GU1 4NW

£635,000

Freehold

A Victorian halls adjoining semi detached freehold house that has been my clients home since 1980. The property is full of features and character with a good basement conversion to a bedroom and shower room that was completed in 2101. There are three further bedrooms on the first floor, the main being a lovely size with twin south facing double glazed windows. A white bathroom with an Aqualisa shower over the bath is also to be found on the first floor. The converted loft space is without building regulations but is extremely useful and adaptable for many uses. In 2019 the kitchen was totally refitted in cream shaker style units with Amtico flooring and contrasting wall tiling. The kitchen adjoins a covered lean to area open to the garden and offers obvious scope for extension possibility, subject to planning. There are two separate receptions with the front enjoying a bay window and log burning stove. Outside the garden is well kept and enclosed with an outside WC , Gardeners shed and rear and side access via a gated passageway.



- Halls adjoining Victorian house
- Four bedrooms
- bathroom, WC and shower room
- Two reception rooms
- Re fitted kitchen with extension potential
- Lovely entrance hall and staircase
- Gas central heating
- Garden with side access
- EPC - E





Artillery Road is a no through road in this popular and very convenient part of the town centre. This attractive Victorian street is ideal for both railways stations, the High Street and Waitrose. Parking is provided for residents with permits and a good school for younger children at the sought after Sandfield school is a few minutes walk. For senior school children the brilliant County school is under a mile and around a 15 minute walk. The local community is a mixture of commuting younger families and long standing residents on the whole. Overall a great place to settle and be close to what Guildford has to offer by foot.



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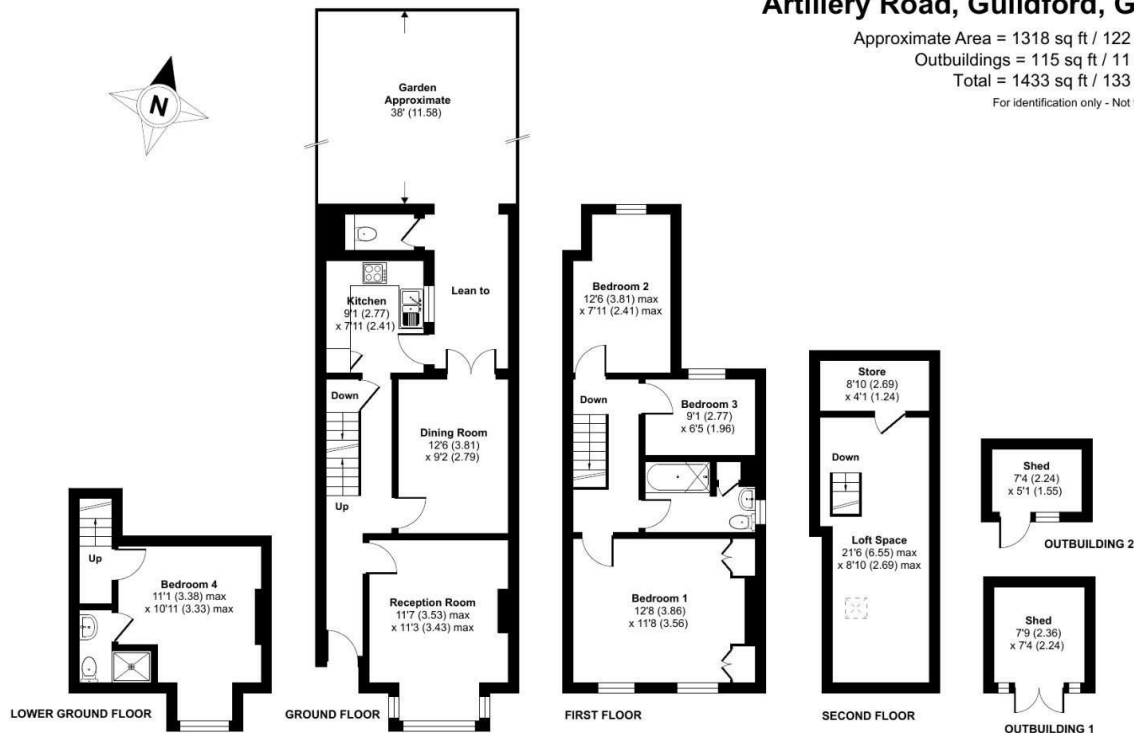
Artillery Road, Guildford, GU1

Approximate Area = 1318 sq ft / 122 sq m

Outbuildings = 115 sq ft / 11 sq m

Total = 1433 sq ft / 133 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.
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