



3 Martyr Road, Guildford GU1 4LF

 **COLLINS**
Independent Estate Agent





3 Martyr Road Guildford GU1 4LF

£595,000

Freehold

A Victorian halls adjoining terrace in the town centre conservation area featuring a stylish interior having been extended to the rear creating a large open plan feel to the kitchen and living space. The light and contemporary feel throughout are enhanced with wooden floors, a glazed roof to the kitchen area and french doors to the garden. There is also a basement, partially converted loft space and a generous 1200 Sq ft of accommodation.



- Heart of the town centre
- Spacious, Light and well presented
- Extended kitchen/Diner
- Utility and cloakroom
- 2 large double bedrooms
- Basement and potential in loft space
- Open Plan reception space
- Lovely garden
- Large 1st floor bathroom
- EPC - D





A stones throw to Waitrose and North Street this well located home is also a short walk to both stations. This row of terraced properties were formerly old printing press rooms and were converted to dwellings and extended at the same period. The loft space is partially converted affording future potential for enlargement subject to consent and the basement offers a great area for storage and occasional use.



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

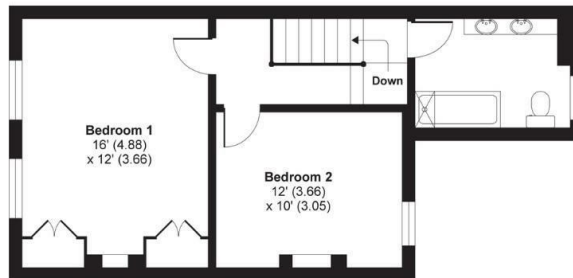
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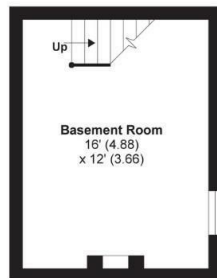


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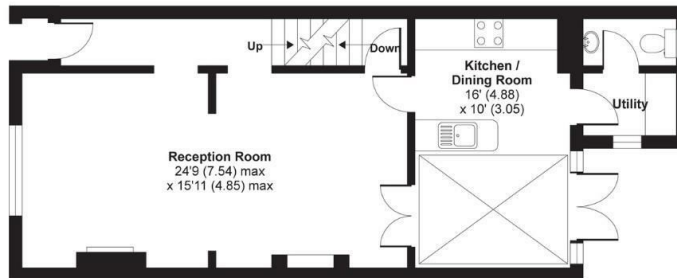
APPROX. GROSS INTERNAL FLOOR AREA 1268 SQ FT 117.7 SQ METRES



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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