



19 Byrefield Road, Guildford GU2 9UD



COLLINS
Independent Estate Agent





19 Byrefield Road Guildford GU2 9UD

£575,000

Freehold

An early 1930's semi detached house with additions comprising of a generous loft conversion in 1998 and a rear extension dating from 2008. The property features very good sized rooms which is most evident in the sitting room and second bedroom that both feature a wide curved bay. The rear extension has enlarged the kitchen and second reception room and could be altered further by knocking through, subject to building consent. The creation of a large double bedroom in the loft in 1998 has transformed this long term family home and from the dormer rear window a fine south facing view to Guildford cathedral can be seen. Outside the well maintained and much loved garden faces south and is over 70ft in length. The garage has a separate workshop to its rear that could easily be adapted into a home office. To summarise a great family home on the market for the first time since the 1986.



- 1930's semi detached with additions
- Four bedrooms
- 2 large receptions rooms
- Extended kitchen
- Downstairs cloakroom
- Home office potential to large garage
- 73 ft south backing garden
- Driveway parking
- 1600 square feet
- EPC - D





Byrefield Rd is a popular street of mainly 1930s houses which adjoin the Worplesdon Rd local shops. Rydes Hill Common is at the further end of the road, and Chitties Common nature reserve is within easy walking distance. Nearby there are schools at the "outstanding" Stoughton Infants, St Josephs Catholic Primary and Northmead Juniors School. Guildford station is around 1.8 miles by foot or bike and 2.4 miles by car. A useful Waitrose Shell petrol station is within a few hundred yards providing everyday essentials.



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Denotes restricted
head height

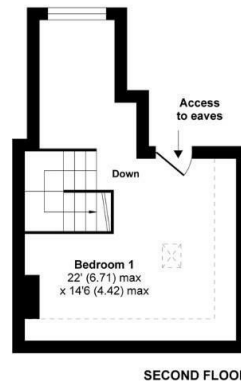
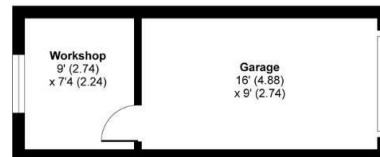
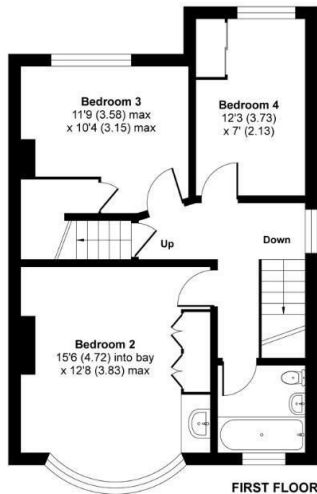
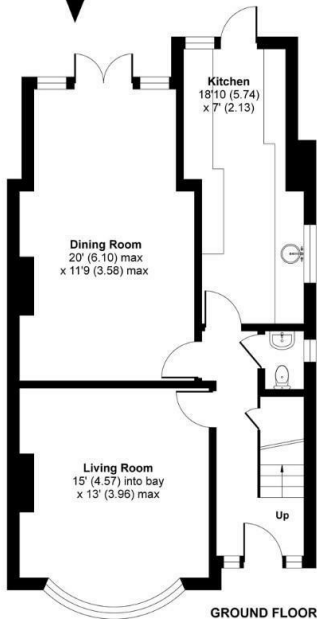
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Approximate Area = 1633 sq ft / 152 sq m (includes garage)

Limited Use Area(s) = 41 sq ft / 4 sq m

Total = 1674 sq ft / 156 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). © nichecom 2021. Produced for Mark Collins (Guildford) Limited. REF: 706051



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