



30 Collingwood Crescent, Guildford GU1 2NS



COLLINS
Independent Estate Agent





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£895,000

Freehold

A detached chalet style home with additions to the rear and first floor creating a well balanced large family home. The property is presented well and features a spacious and light kitchen/living area extension with a lantern style roof and bi folding doors to the terrace and garden. The whole house has a feeling of space and also opportunity to remodel/redesign certain areas, especially to the main living space. In addition to the ground floor can be found a generous hall, study and utility/cloakroom. The first floor is equally as impressive with three double bedrooms. The principle bedroom enjoys a full ensuite bathroom and extensive dressing area. A separate family bathroom also serves the first floor. The property is fully double glazed and has a modern gas central heating system. Outside the east backing garden is well kept with side access, a garden office/studio and gardeners shed. There is plenty of driveway parking in front of a single garage.



- EPC - D
- Council tax band - F
- Sought after location for schools
- Almost 2,000 sq ft
- No chain





A detached family home of quality within the much sought after Boxgrove part of town. Boxgrove parade is within a short walk and provides a good local range of local shops including a superb butchers, coffee shop and a greengrocers. Schooling is excellent with several within walking distance including Boxgrove Primary, St Thomas of Canterbury, St Peters and George Abbot. Guildford London Rd is 1.1 miles and the mainline 2 miles. Stoke Park is about a 10 minute walk.



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Collingwood Crescent, Guildford, GU1

Approximate Area = 1907 sq ft / 177.1 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

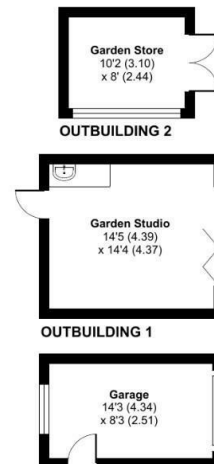
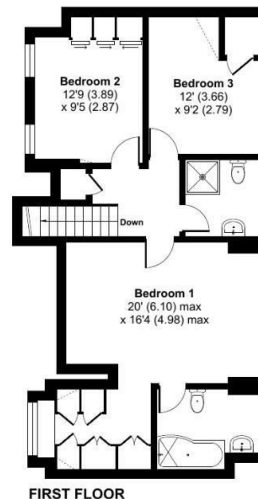
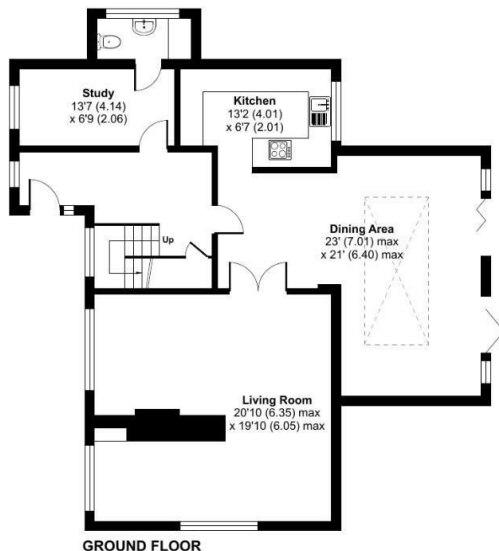
Outbuilding = 264 sq ft / 24.5 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 2295 sq ft / 213 sq m

For identification only - Not to scale

Denotes restricted
head height



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 1003718.



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