



30 James Road, Guildford GU3 1NF



COLLINS
Independent Estate Agent





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£539,995

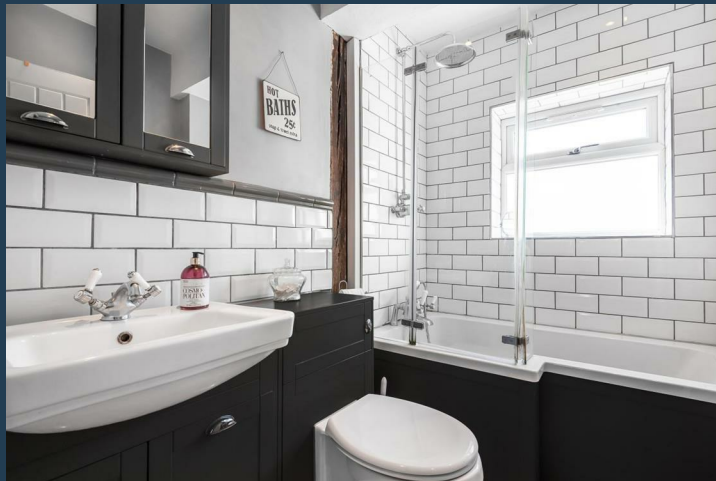
Freehold

A character terraced cottage in a quiet no through road in the village of Peasmarsh which is surrounded by countryside and only a short drive into Guildford town. The property features a stunning modern interior and has been significantly improved with alterations and refurbishments during my clients occupation since 2012. The living space on the ground floor is especially nice centring around a beautiful kitchen with an island contrasting with an adjoining cosy sitting area with a log burning stove. A larger living/family room flows from this space with a vaulted ceiling and full height glazing with doors to the garden that houses a home office. There are three bedrooms on the first floor with a recently refitted stylish bathroom. The property is double glazed with a gas central heating system to radiators. To summarise a clever blend of character and modern design in a peaceful location.



- Dating from 1900
- Three bedrooms
- Two receptions
- Refitted kitchen/diner
- Refitted stylish bathroom
- Home garden office
- Off road parking
- South West backing garden
- EPC - D





James Road is a quiet no through Road off the village green in Peasmarsh that is surprisingly close to 3 stations. Guildford mainline is under 2 miles but Shalford being 1.1 miles and Farncombe 1.4 miles makes commuting totally possible from an out of town location. Local amenities at Shalford village are easily reachable and a Shell petrol station at Peasmarsh offer essential everyday supplies. If you want to be on the doorstep of countryside it is all around here. There is a strong community spirit in the road with residents of all ages making this a great place to settle.



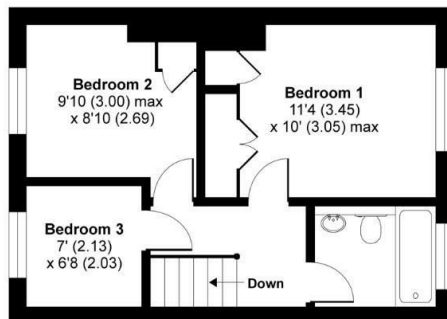
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FIRST FLOOR

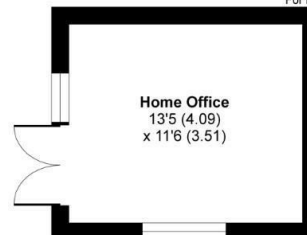
James Road, Guildford, GU3

Approximate Area = 1009 sq ft / 93.7 sq m

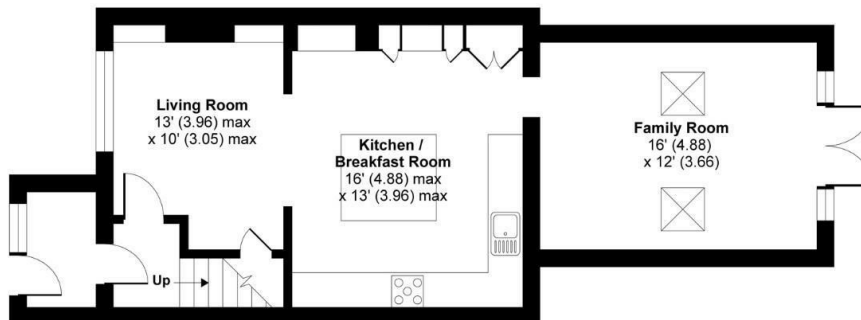
Outbuilding = 155 sq ft / 14.3 sq m

Total = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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