



31 Artillery Road, Guildford GU1 4NW



COLLINS
Independent Estate Agent





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£625,000

Freehold

A classic bay fronted Victorian semi detached house with a replaced slate roof full of original features featuring a south aspect walled garden in this highly sought after road, in the heart of Guildford town centre. The property is arranged over three floors with a basement, two separate reception rooms and superb open plan kitchen/conservatory. A fully tiled bathroom with separate shower is a more recent improvement and in addition a separate WC and sinks to both double bedrooms can be found on the first floor. A third bedroom offers scope for conversion to an ensuite as the tanked basement is used as a home office. Other noteworthy details include replacement double glazed sash style windows, a gas central heating system powered by a combination boiler and two original large fireplaces which are in use with one housing a log burner. Outside the paved garden is a delight, facing south and offering privacy with beech trained hedging to the rear and a variety of shrubs in borders.



- Victorian house of over 1300 Sq Ft
- Victorian street in heart of Guildford town
- All amenities close by
- Three bedrooms
- Two receptions
- Basement
- Separate WC and bath/shower room
- Walled south facing garden
- Large Kitchen/Conservatory
- 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 railway 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 the brilliant County school is under a mile and around a 15 minute walk. The 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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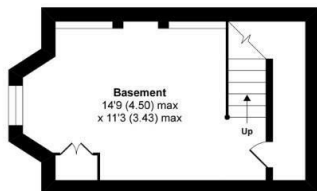
Artillery Road, Guildford, GU1

Approximate Area = 1330 sq ft / 123.6 sq m

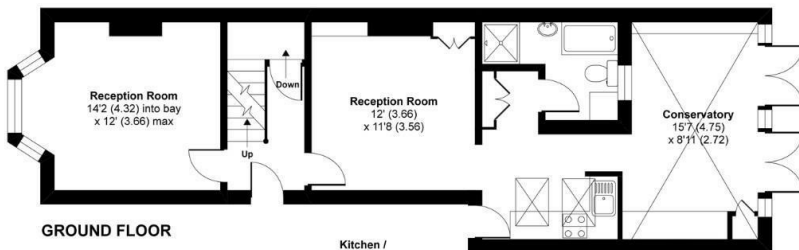
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Kitchen /
Breakfast Room
9'6 (2.90)
x 7'6 (2.29) min



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: 682029



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