



20 James Road, Guildford GU3 1NF

 **COLLINS**
Independent Estate Agent





20 James Road Guildford GU3 1NF

£575,000

Freehold

Quietly situated in this no through Road just off the village green at Peasmarsh, this four bedroom home features a modern stylish interior. The property has been significantly enlarged to the rear with a double storey full width extension that has allowed four bedrooms and a newly fitted bathroom and ensuite to the first floor. Downstairs there is a wonderful light and spacious open plan feel featuring a refitted kitchen and connecting breakfast room with french doors and windows allowing natural light to flood into the home. Wooden effect floors, a fireplace and an original "Parkray" stove add to the charm of this contemporary yet characterful home. Other features include a down stairs WC, gas central heating and double glazing. There is a good sized southerly facing garden with mainly hedged boundaries and full length lawn. A large patio terrace adjoins the house and a brick built store/shed offers conversion potential. There is driveway parking for at least two cars on a shingle drive.



- Ideal semi detached family home
- Close to Countryside
- No Through Road
- Driveway and large garden
- Four bedrooms with refitted ensuite and bathroom
- Refitted kitchen dining room
- Spacious open plan layout
- Downstairs WC
- Neutral smart decoration.
- 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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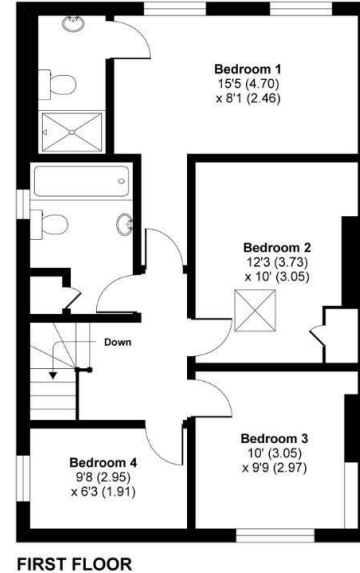
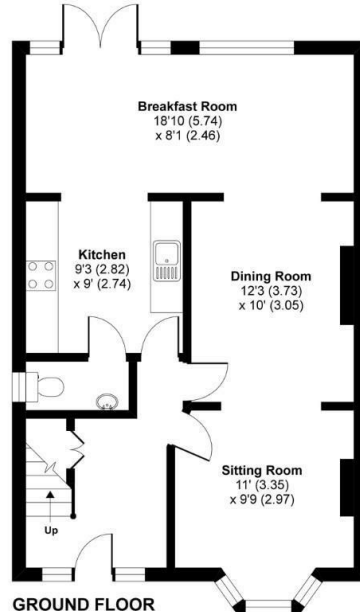
Approximate Area = 1279 sq ft / 118.81 sq m

Total = 1279 sq ft / 118.81 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mark Collins (Guildford) Limited. REF: 627927



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