



22 Artillery Terrace, Guildford GU1 4NL

 **COLLINS**
Independent Estate Agent





22 Artillery Terrace Guildford GU1 4NL

£685,000

Freehold

This attractive Victorian house is tucked away along Artillery Terrace that borders the Stokefields conservation area. Being so close to both stations, The High Street and Waitrose it truly is "perfectly positioned". The accommodation is arranged over four levels with a basement and loft conversion. The loft addition adds a generous master bedroom with ensuite and views from window box seating. The second bedroom on the first floor is also an amazing size with dual windows looking west to the cathedral. Throughout the home there is character in every corner and a strong design edge that really makes this house stand out. The main living space consists of two reception rooms and a separate hallway that flows to an extended kitchen with a part glazed roof and windows that overlook a beautiful private oriental themed garden. To summarise its not only the stylish interior of this home that will create interest but also its size at almost 1500 square feet.



- Victorian terraced house
- Three bedrooms
- Two reception rooms
- Rear access
- Large Basement conversion
- Extended kitchen
- Ensuite and family bathroom
- Oriental themed private garden
- EPC - D





Artillery Terrace is a quiet part of town yet so close to Guildford's amenities to include both stations, the High St and Waitrose. The area is relatively free from through traffic and parking is controlled for residents with permits. There is a very popular school a few hundred yards away for younger children at Sandfield Primary and for older children the County school is within 0.8 miles and a 17 minute walk according to Google. The community is a mixture of younger families, commuters and some very long standing residents. Overall this is a very nice place to settle and be close to what Guildford has to offer by foot.



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Total = 1471 sq ft / 136.6 sq m

For identification only - Not to scale



RICS
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © niche.com 2020.
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