



29 Artillery Road, Guildford GU1 4NW



**COLLINS**  
Independent Estate Agent





## 29 Artillery Road Guildford GU1 4NW

£665,000

Freehold

A Victorian semi detached house in the heart of Guildford town with a superb kitchen extension and a totally refurbished interior. The property is very deceiving from its street view having accommodation of over 1100 square feet, including a converted basement that lends itself well to various uses. There are three bedrooms, two stunning bath/shower rooms and two receptions. Features include french solid oak flooring, a fireplace, shutters and double glazed windows and doors. The kitchen is one of the best I have seen in this type of house for some time and is beautifully kept since being installed in 2019 with a concealed Worcester Bosch combination boiler and under floor heating. A useful storage area off the kitchen also enjoys access to the side passage making this a unique feature for this type of property. The southerly walled courtyard garden is paved and as well presented as the house. To summarise, a brilliant example of a Victorian Guildford home, ideal for anyone not wanting any work to just move in and enjoy.

- Over 1100 Sq Ft
- Victorian semi detached house
- Three bedrooms, Two receptions
- Bathroom and Shower room
- Converted basement
- Southerly walled garden
- Kitchen extension in 2018/19
- EPC - D
- Council tax band - D
- Parking zone - A







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 railways 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 children the brilliant County school is under a mile and around a 15 minute walk. The local 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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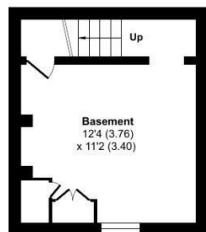
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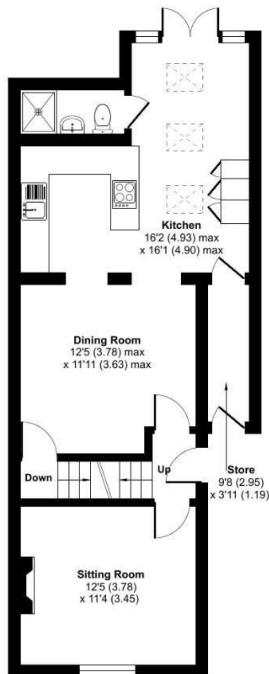
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Approximate Area = 1184 sq ft / 110 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
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