



33 Artillery Terrace, Guildford GU1 4NL



COLLINS
Independent Estate Agent





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£655,000

Freehold

A classic town centre halls adjoining Victorian family home that has undergone several major improvements including a kitchen extension and master bedroom suite on the new second floor. Of special note is the very large second bedroom which originally was the master. This attractive property is situated perfectly for the town centre, stations and schooling. There are many original features to find throughout this beautifully presented home that include original moulded cornicing, a stained glass bay window and high ceilings. Undoubtedly the painted shaker kitchen with an island is the focal point of this home but the garden has also been recently landscaped and designed with low maintenance in mind. The garden is a good size for the town with side access and adjoins the kitchen that benefits from french doors to a smart level stone terrace, perfect for al fresco dining. The loft was converted in 2012 to create a master bedroom suite with a view to the Mount and a Juliet style balcony and large ensuite shower room. To summarise a very fine example of a totally modernised and refurbished Victorian home.

- Victorian semi detached
- Three good sized bedrooms
- Bathroom, Ensuite and Cloakroom
- Lounge and dining area
- Extended kitchen breakfast room
- Recent combi boiler replacement
- Landscaped east facing garden with side access
- Separate hallway
- Many character features
- 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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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



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Approximate Area = 1240 sq ft / 115 sq m

Limited Use Area(s) = 26 sq ft / 2 sq m

Total = 1266 sq ft / 117 sq m

For identification only - Not to scale



Certified
Property
Measurer

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