



**20 Artillery Terrace, Guildford GU1 4NL**

 **COLLINS**  
Independent Estate Agent





## 20 Artillery Terrace Guildford GU1 4NL

£759,950

Freehold

A substantial halls adjoining Victorian town house, perfectly located in a quiet street not far from both stations, Waitrose and the High Street. A strong design theme flows from room to room, effortlessly blending Victorian architecture with a 21st century interior and conveniences. Additions which have maximised living space include a fully tanked basement, loft conversion and stunning full width kitchen extension which comes with a "Roundhouse" fitted kitchen. The kitchen is the hub of this home featuring a part glass roof, and gable with bi folding doors to a landscaped enclosed courtyard garden. Other features include high ceilings, fireplaces and a generous amount of storage throughout the home.

- Halls adjoining Victorian
- 1650 Square feet home
- Five bedrooms
- Family bathroom, Shower room, Cloakroom
- Stunning Kitchen extension
- Fireplaces, wooden floors, high ceilings
- Plenty of fitted and built in storage
- Basement & Loft conversions
- Rich in period features
- EPC - E





Artillery Terrace and surrounding roads enjoy a strong community spirit. This network of quiet Victorian streets are perfect for the commuter with Guildford mainline being just over half a miles walk. London Rd station is even closer. Close by is the new Waitrose and a good school at Sandfield Primary. Older children have access to the highly acclaimed County School and other Guildford schools are within easy reach.



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Parallel House, 32 London Road  
Guildford, Surrey GU1 2AB

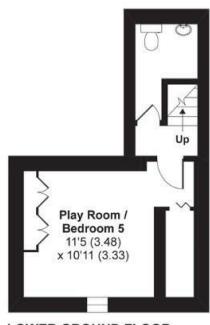
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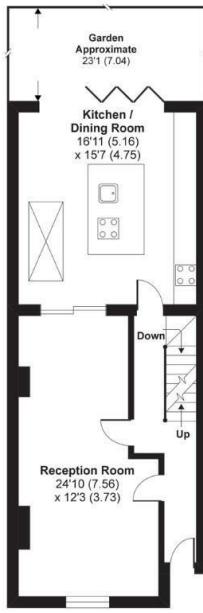


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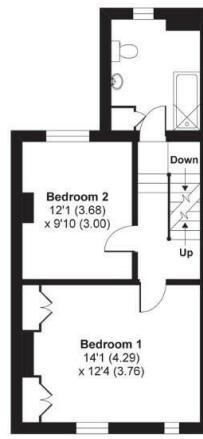
APPROX. GROSS INTERNAL FLOOR AREA 1658 SQ FT 154 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



LOWER GROUND FLOOR

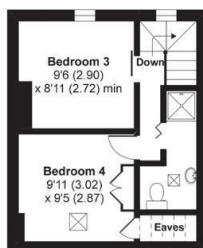


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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