



17 Agraria Road, Guildford GU2 4LE



COLLINS
Independent Estate Agent





17 Agraria Road Guildford GU2 4LE

£915,000

Freehold

A halls adjoining Victorian house of the highest quality having been carefully and lovingly refurbished to a high standard featuring a professional large loft conversion, side return kitchen extension and a beautiful west backing rear garden. The property features 4 bedrooms with a stunning ensuite shower and bathroom as well as an additional recently refitted bathroom. The kitchen is simply amazing being full of light, spacious and extremely well equipped with dining space and a central island. The sitting room is bayed with plantation shutters and a beautiful period fireplace is the focal point of the room. The two main bedrooms enjoy ample fitted storage and the third bedroom will easily take a double bed. The fourth bedroom is used as an office with a view over the garden and downs at The Mount. The whole property is double glazed and is heated by a modern combination boiler.

Outside the garden is split into two main sections of lawn, borders and patio with side access. The rear section of garden is decked and enclosed by new fencing and screening with a shed and a rear access to a service lane that runs behind these houses. Some properties have used this area for parking.



- Around 1300 Sq Ft
- Close to County Secondary school
- Walk to the mainline station in just a few minutes
- On street permit parking
- Close to The Mount
- EPC - D
- Council tax band - E





This four bedroom Victorian house of quality is situated on a highly sought after Victorian street, popular with residents needing the mainline station to London, County secondary school and walkable to the High Street. Close by is the locally famous Mount that forms part of the North Downs enjoying spectacular sunsets and is ideal for walking the dog, taking a jog or cycling. There are several other schools for younger children nearby, nurseries and local shops on the Madrid Rd at the end of the street. The A31 and A3 are also very easily accessible from here giving access to the major road networks.



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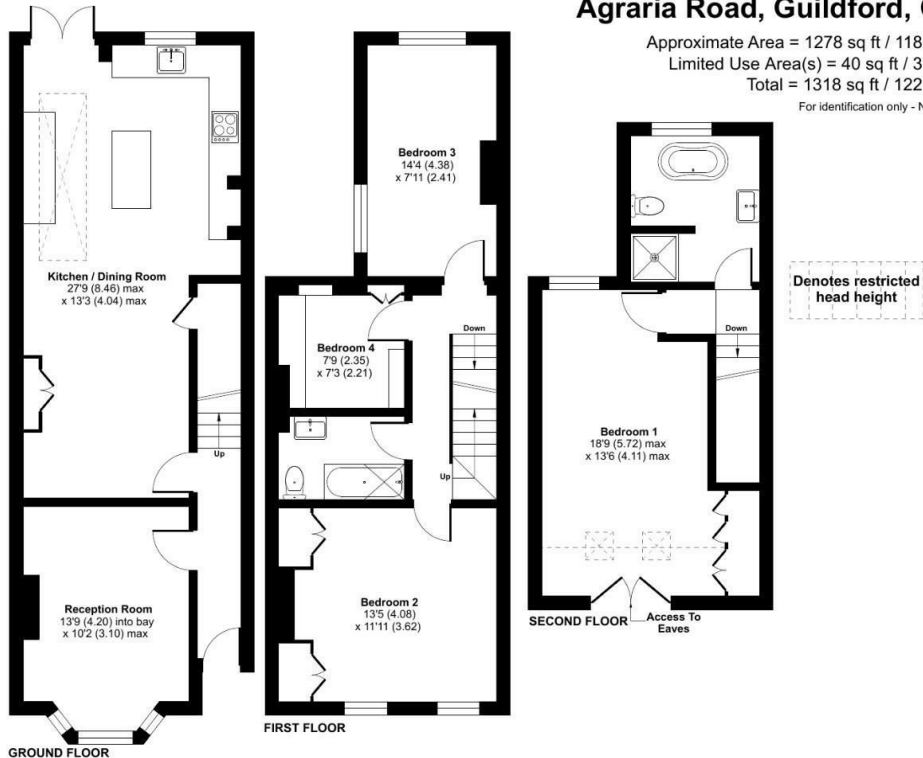
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Approximate Area = 1278 sq ft / 118.7 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Total = 1318 sq ft / 122.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1295372



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