



2 St. Thomas's Mews, Guildford GU1 3NE



COLLINS
Independent Estate Agent





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Asking price £699,995
Freehold

Quietly situated in a small private mews setting and backing south, within St Lukes, this three bedroom terraced house benefits from a single storey rear extension with bi folding doors and under floor heating. A polished concrete floor creates a clean modern theme to the whole ground floor with highlights being the contemporary log burner and stylish refitted kitchen with a large central island. This large open plan space is full of light from the large doors and lantern roof. In addition a cloakroom can be found and staircase rising to the three bedrooms and refitted bathroom. Other points of interest include fitted wardrobes, loft conversion potential, replaced double glazing, air conditioning and gas central heating to radiators. Outside the private professionally landscaped low maintenance garden has rear gated access and there are two twin garages with electric doors.

- Low maintenance home in prime location
- Countryside and town a short walk
- Beautifully presented and refurbished recently
- Parking and twin garages
- EPC - C / Council tax band F







A peaceful courtyard setting with twin garaging, St Lukes is a sought after location bordering the Charlotteville conservation area in the GU1 postcode of Guildford convenient for the High St, good schooling and railway station. The development was built by Crest Nicholson in 1996 on the side of the Pewley Down bordering the town. The undulation of the site affords views and glimpses of Pewley Down. A good doctors surgery at St Lukes is within a short walk and the High St is only around 0.5 miles away.



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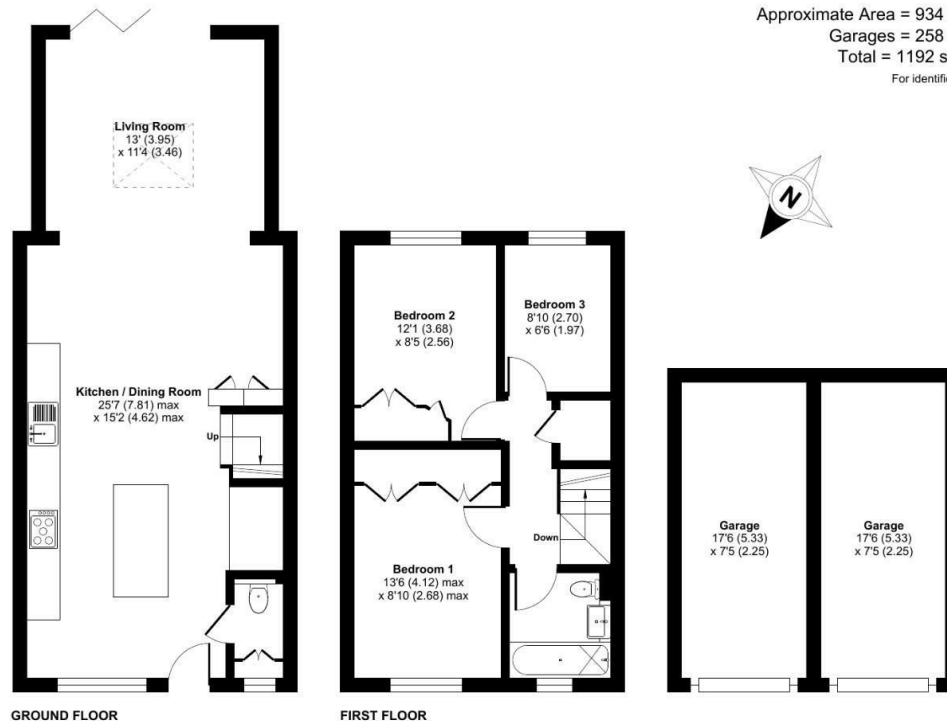
St. Thomas's Mews, Guildford, GU1


Approximate Area = 934 sq ft / 86.7 sq m

Garages = 258 sq ft / 23.9 sq m

Total = 1192 sq ft / 110.7 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 2025. Produced for Mark Collins (Guildford) Limited. REF: 1230457



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