



Chestnut House, Cranley Road, Guildford

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# A well maintained **two bedroom first floor flat**, only 0.7 miles to London Road station.

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## Summary of accommodation

**First Floor:** Kitchen/diner/sitting room | Fully fitted kitchen with integrated appliances | Luxury floor finishes | Juliette balcony | Underfloor heating throughout | Two bedrooms | Bathroom

**Gardens and Grounds:** Private gated development | Communal gardens | Allocated and visitor parking  
Cycle store

## Distances

Guildford's High Street 0.7 miles, Central London 29.1 miles, A3 Guildford 0.8 miles,  
M25 (Junction 10) 10.1 miles, Guildford's main line station 1.5 miles (Waterloo in 34 minutes)  
London Road Station 0.7 miles

**Airports:** Heathrow 19.4 miles, Gatwick 23.8 miles

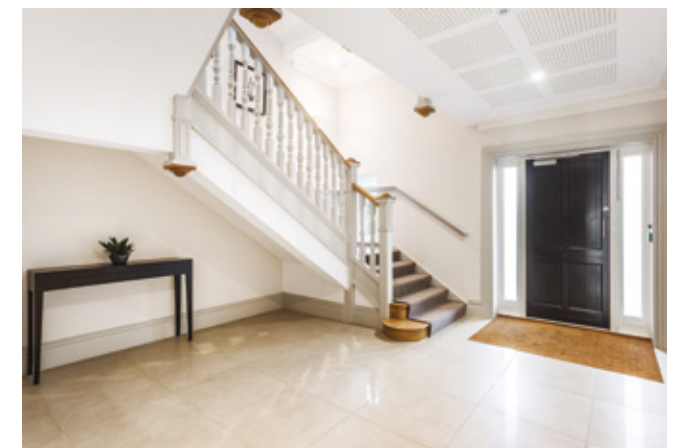
(All distances and times are approximate)



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## The location

The market town of Guildford is situated in the centre of Surrey; a bustling community with all the facilities you could need. The cobbled high street and surrounding streets house major retail outlets, boutique shops and a regular farmer's market.

Being situated on the edge of the Surrey Hills you are never too far from open countryside and waterways, plus the A3 is just minutes away giving quick access to all the major motorways and airports. Guildford is lucky to have two railway stations, the mainline giving regular and fast access into London within 34 minutes.

Cranley Road is located within a quiet residential road, close to Stoke Park and the glorious Merrow Downs. Guildford has both excellent state and private schools.

## Schools

Boxgrove Primary

George Abbot Senior

St Thomas of Canterbury

Royal Grammar (Boys)

Guildford High (Girls)

Tormead (Girls)











## Amenities

G Live, Yvonne Arnaud Theatre, Electric Theatre, Surrey Sports Park,  
Spectrum Leisure Centre

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Pit Farm, Merrow, Birtley

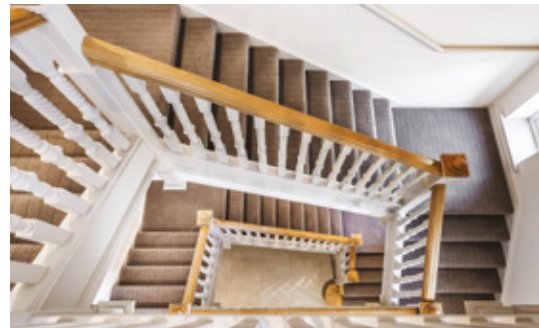
Guildford Rowing Club

## The property

Chestnut House is an exclusive collection of seven luxury two bedroom apartments located in the beautiful market town of Guildford, Surrey, on the edge of the Surrey Hills.

Built to a high specification each apartment has been carefully designed to enhance and enrich your lifestyle, with open plan living and plenty of natural light creating a modern and refreshing space. The heritage of this unique development has been kept alive with decorative detail throughout each apartment so that it combines the traditional with the modern.

Living areas have a combination of luxury floorings including Oak Parquet, Porcelain tiling and carpet, the fitted kitchens have integrated Siemens appliances and the bedrooms have luxury carpets. All apartments have off street parking, there is a cycle store and private communal gardens.





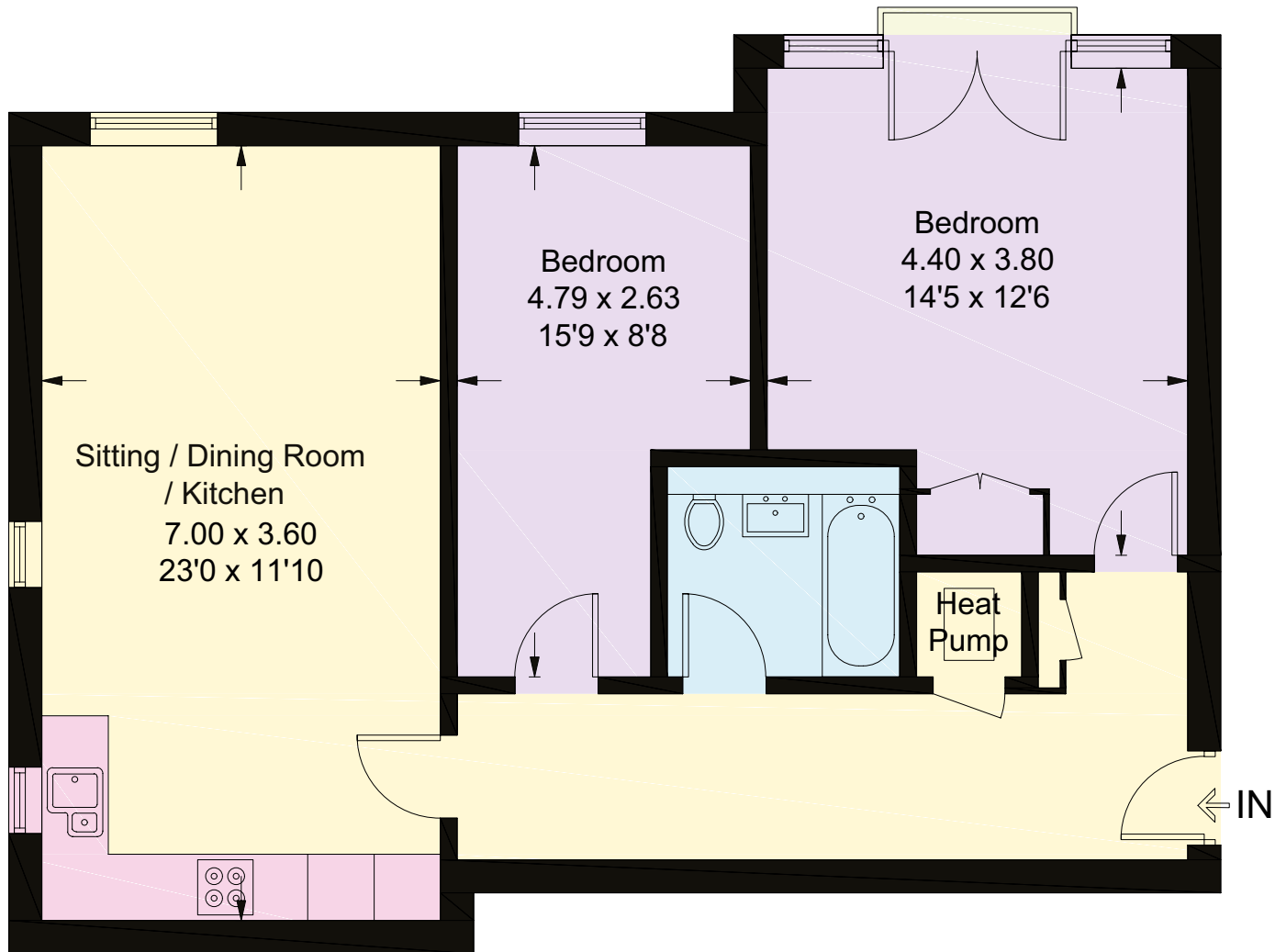


**Approximate Gross Internal Floor Area**

**71.8 sq m / 773 sq ft**

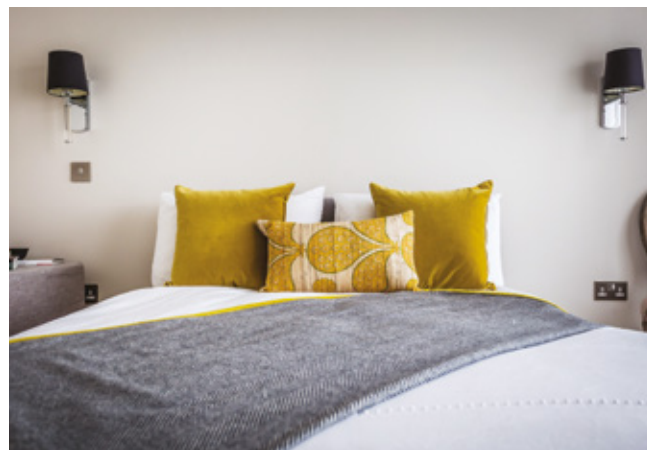
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**First Floor**







## Services

We are advised by our clients that the property has mains water, electricity and drainage.  
Gas fired central heating.

## Viewing

Strictly by appointment with agent.







## Directions (GUI 2JW)

From our offices, head away from town (A3100), passing G Live on your left hand side. Go straight over at the first set of traffic lights and then turn right into Clandon Road. Continue to the end and turn right into Cross Lane and first left into Cranley Road. Continue until the road bears to the right at which point the property will be found on the left-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band E

**EPC Rating:** D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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