



A superb four bedroom townhouse in central Guildford

4 Poyle Terrace, Guildford, Surrey, GU1 3RU



Modern open plan kitchen/dining/family room • High specification fixtures and fittings • Separate study • Four bedrooms (two with en suite) • Integral garage and off-street parking for two cars • Tiered rear garden

Local information

Hidden along a private lane, just a few minutes walk from Guildford's bustling High Street is this superb four bedroom townhouse providing excellent family accommodation. With the Electric Theatre and the Yvonne Arnaud Theatre, a cinema and a museum on the doorstep, living on Poyle Terrace you're surrounded by the town's superb cultural and leisure facilities.

For the more active, Guildford offers everything from cricket and hockey to rowing and rock climbing, while walking, horse riding and cycling are popular pastimes. Spectrum, Guildford's award winning leisure centre, and the Surrey Sports Park, offer a choice of swimming pools and a whole lot more, while the town even boasts its own Lido. And of course, the area has an outstanding choice of prestigious golf courses just waiting to be played.

The main line station provides a fast and frequent service between Portsmouth and London, with journey times to Waterloo from around 36 minutes. Road communications are also good, with the A3 providing a direct link to London and the south coast, as well as connecting with the M25 at Wisley for the airports and the national motorway network.

The area is particularly well served with a wide choice of schools, including Guildford High School for Girls, The Royal Grammar School and Tormead,

and nearby are Pewley Down and Holy Trinity.

About this property

Accommodation comprises entrance hallway, open plan reception, dining and kitchen with integrated appliances, glass balustrade paneled stairs down to a study/family room, downstairs cloakroom/utility room and the integral single garage. On the first floor are two double bedrooms, each with fitted wardrobes and en suite shower rooms, there are a further two double bedrooms (one of which has the most amazing views across Guildford) and a family bathroom with shower above bath on the second floor. The rear garden is tiered and split across various levels. In addition to the garage, the house comes with two off-street parking spaces.

The following works have recently been completed by the owners:

- bespoke cabinetry in the living room
- fully fitted study
- bespoke cabinetry in all bathrooms
- new radiators
- fitted wardrobes in all bedrooms
- glass balustrade panels to all staircases
- remodeling of kitchen to incorporate additional workspace and a window through to the hall
- safe and burglar alarm
- water softener and drinking water tap

EPC rating = B







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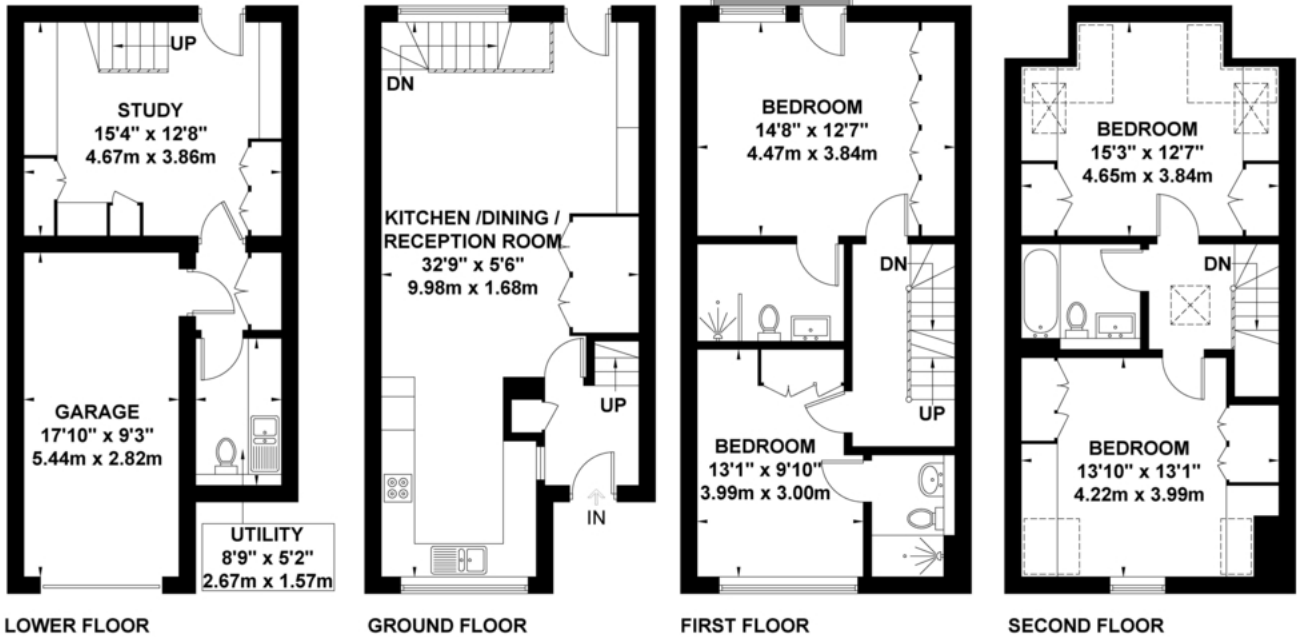
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Poyle Terrace, Guildford

Approximate Gross Internal Area = 178.2 sq m / 1981 sq ft
(Including Garage)



[Box] = Reduced headroom below 1.5m / 5'0"



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 89 | 90 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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