



Well appointed family home with spectacular gardens

18 Miller Road, Guildford, Surrey, GU4 7DG

Freehold

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Contemporary finish throughout • Spacious living accommodation • Kitchen/breakfast room • 3 reception rooms • 3 double bedrooms • 2 bathrooms (one en suite) • Home office and garage • Beautiful rear garden

Local information

Local amenities are close by with nearby Guildford providing a more comprehensive selection of shopping, entertainment and recreational facilities.

Recreational opportunities include the renowned Yvonne Arnaud Theatre, a multiplex cinema, the G-Live entertainment venue, the Spectrum Sports and Leisure Centre in Stoke Park and golf at a number of local clubs.

The Guildford mainline station has a fast and frequent service into London Waterloo, with journey times from around 35 minutes. The A3 provides a direct route to London and the south coast, linking with the M25 for the airports and the national motorway network.

There is a good selection of schools in the area, including Burpham Primary, George Abbot, Tormead, Lanesborough, St Peter's, Royal Grammar, Guildford High and Guildford County.

The surrounding countryside, including the nearby Surrey Hills, provides miles of walking, cycling and riding.

About this property

18 Miller Road is a well proportioned, three double bedroom semi-detached family home. The property has the benefit of a detached garage, off street parking and a pretty south east facing garden.

The ground floor of the property

room, leading to the recently refurbished open plan kitchen/breakfast room with access to the utility room. The kitchen offers ample space for dining and entertaining with bifold doors opening on to the rear garden. The downstairs is completed by a cloakroom and there is access to the conservatory from the utility area.

To the first floor are three double bedrooms, including a beautiful vaulted style ceiling in the principal bedroom which also encompasses a modern en suite shower room. Also accessible from the first floor is a well presented family bathroom.

The south east facing rear garden is a particular feature and has a large patio with raised flowerbeds along each side, this leads to a wooden terrace area with pizza oven and a pleasant seating area.

To the front of the property is the detached garage and the home office.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1426 sq ft

Outbuildings 255 sq ft

Total 1681 sq ft



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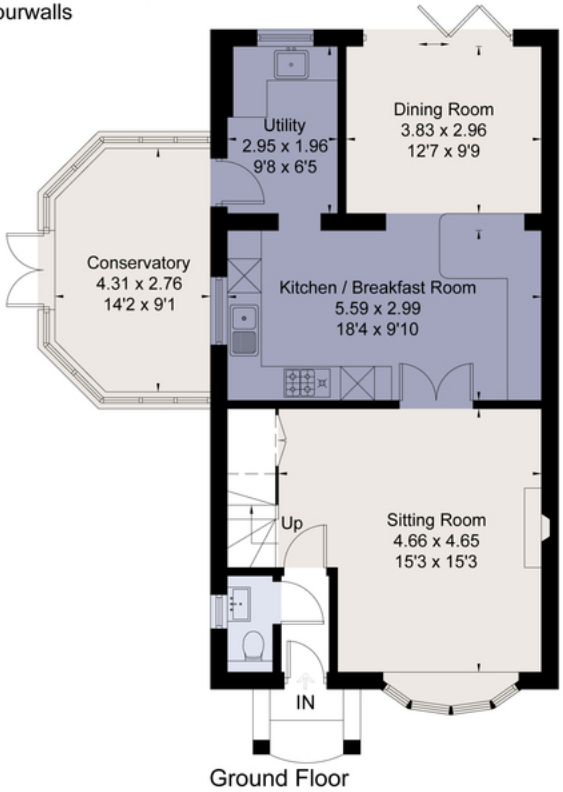
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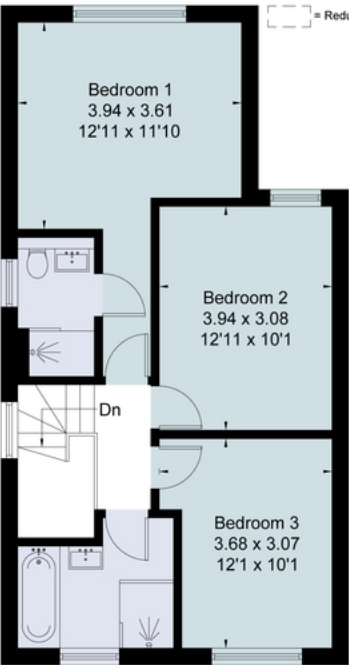
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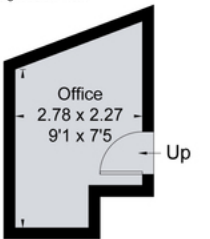
Approximate Area = 1426 sq ft / 132.5 sq m
Garage = 185 sq ft / 17.2 sq m
Outbuilding = 70 sq ft / 6.5 sq m
Total = 1681 sq ft / 156.2 sq m
Including Limited Use Area (34 sq ft / 3.2 sq m)
For identification only. Not to scale.
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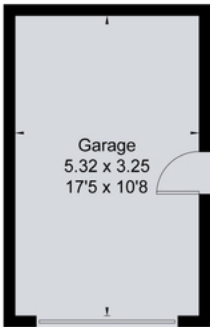
Ground Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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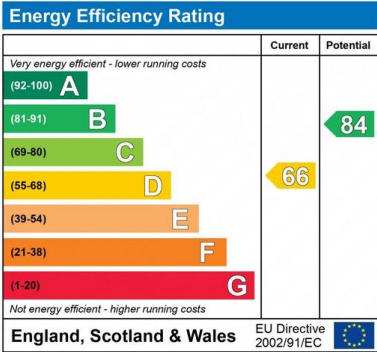
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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