

4 MARTYR ROAD



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GUILDFORD, SURREY, GU1 4LF

A charming and spacious two-bedroom period home with versatile living accommodation, basement and a private garden, ideally located close to Guildford town centre and mainline stations

- Spacious two-bedroom period home over three floors (approx. 1,241 sq ft)
 - Sought-after location near Guildford town centre, station and schools
 - Bright front living room with feature fireplace
 - Separate dining room ideal for entertaining
 - Modern kitchen opening to family room with garden access
 - Large skylight bringing natural light to the rear living space
 - Utility room and downstairs WC for added convenience
 - Substantial basement offering flexible use (office/gym/storage)
- Private rear garden, shed, permit parking and potential loft conversion (STPP)

Guildford Mainline Station (0.5 miles) connecting to London Waterloo from 32 mins and Gatwick Airport 44 mins. Waitrose (0.1 miles). All distances are approximate.

THE PROPERTY

A spacious and well-proportioned two-bedroom period home arranged over three floors, ideally positioned in a sought-after residential road close to Guildford town centre, London Road railway station, highly regarded local schools and nearby green spaces. Offering approximately 1,241 sq ft of versatile accommodation, this attractive property combines period character with generous living space and a flexible layout well suited to modern lifestyles, including home working.

The ground floor comprises a welcoming entrance hall leading to a bright front aspect living room with feature fireplace, flowing through to a generous dining room ideal for entertaining. To the rear is a fitted kitchen adjoining a comfortable family room with direct access to the garden, creating an excellent everyday living and social space. A large skylight above the kitchen floods the rear of the property





with natural light, enhancing the sense of space throughout. A separate utility room and downstairs WC add further practicality.

On the first floor are two spacious double bedrooms, both offering excellent proportions, together with a family bathroom. A particular feature of the property is the substantial basement level, providing highly adaptable additional space ideal for a home office, studio, gym or extensive storage. In addition, the loft space is understood to be in good condition and may offer further scope for conversion, subject to the usual consents.

Externally, the property benefits from a private rear garden with a good degree of privacy, space for outdoor dining and entertaining, and a useful storage shed. Residents' parking permit availability further enhances the practicality of this highly convenient central location.

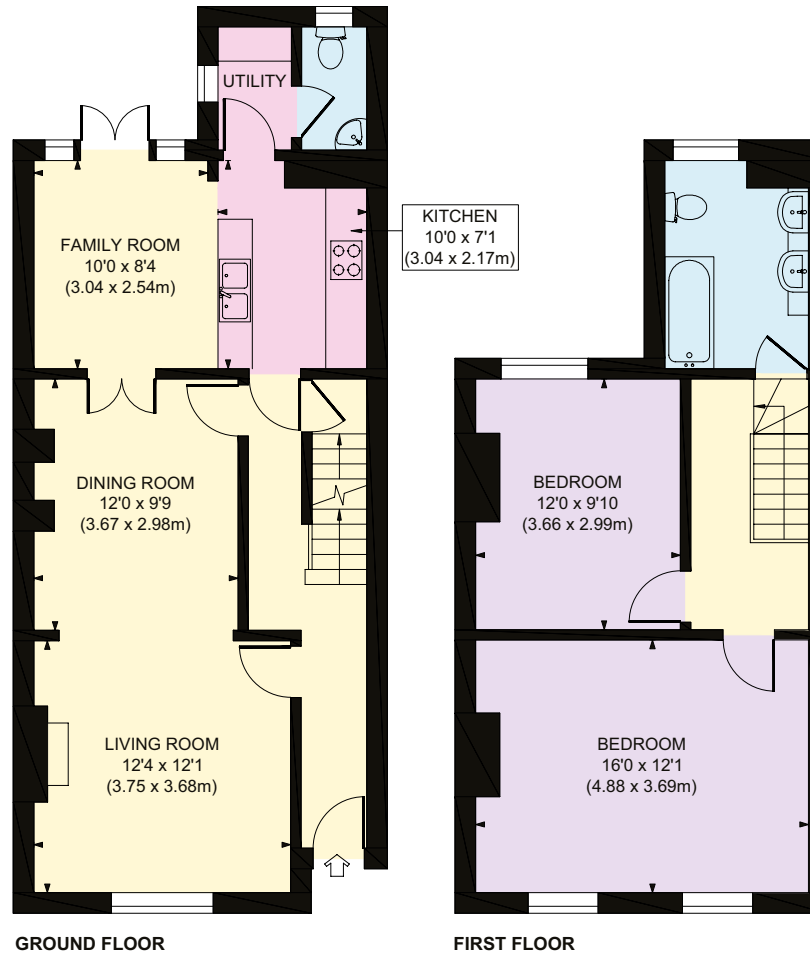
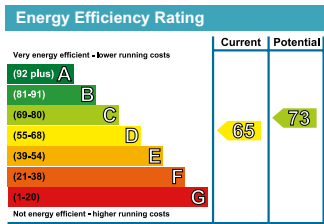
THE LOCATION

Martyr Road is located within half a mile of Guildford's mainline station and approximately 500 meters to Guildford's historic cobbled high street, with access to the River Wey canal system and a level walk to the Yvonne Arnaud theatre as well as numerous restaurants catering for every need. Guildford High Street offers excellent shopping with covered shopping precincts and many leading stores, restaurants, and recreational facilities. Despite being a bustling town, Guildford offers a unique blend of town and country living, being surrounded by miles of lovely walking and riding countryside with many footpaths and bridleways close by.

Recreational amenities in the area include the highly regarded Yvonne Arnaud Theatre, Odeon Cinema, Surrey Sports Park, Spectrum Leisure Complex as well as many excellent golf courses including Guildford, Clandon and Bramley.

For the commuter by rail, Guildford mainline station has a fast service to London Waterloo whilst the A3 provides excellent road links to the M25 thus putting the south coast, Heathrow and Gatwick International airports and central London within easy reach.

Approximate Gross Internal Area:
1,241 sq ft / 115.00 sq m



INFORMATION

SERVICES

Mains water, electricity and gas fired central heating.

FIXTURES & FITTINGS

Fixtures and fittings are available by negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Guildford Borough Council
Tel: 01483 505 050

WHAT3WORDS

///mull.hurls.farm

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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