



39 Wodeland Avenue, Guildford, Surrey

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# 39 Wodeland Avenue Guildford GU2 4JZ

A characterful family home in an elevated position with a delightful south-facing garden, close to amenities

Guildford train station 0.4 miles (London Waterloo 38 minutes), Guildford town centre 0.4 mile, A3 (Guildford) 1 mile, London Heathrow Airport 23 miles, Central London 34 miles

Reception hall | Reception room | Dining/sitting room | Kitchen | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms Family bathroom | Outbuilding | Wood store On-street parking | Garden | EPC rating D

## The property

With enhanced interior accommodation offering the perfect blend of character features and contemporary design, Number 39 Wodeland Avenue offers a well-proportioned, light-filled home ideally suited to modern lifestyles. The spacious reception hall affords glimpses of the galleried landing above and gives access into the front aspect reception room which is centred around a feature fireplace and extends into the bay window recess. The sociable hub of the home is found to the rear, where a dining/sitting room and adjoining kitchen are filled with natural light courtesy of skylights and two sets of bi-fold doors which offers a seamless connection to the garden. Fitted with on-trend, dark toned cabinetry and stone work surfaces, the kitchen features integrated appliances and a breakfast bar unit which creates a subtle divide within the convivial open-plan space.

Bedroom accommodation is arranged over the two upper levels, with three rooms and a smart, fully-tiled family bathroom on the first floor.

The principal en suite room occupies a bright, tucked-away retreat at the top of the house with part-vaulted ceiling and south-facing French doors offering views over the townscape.

## Outside

A stone wall, backed by hedging, fronts the road affording a degree of privacy, with two pedestrian access points and steps leading up to the entrance portal. The rear garden is well-designed, accommodating the incline and creating a series of interesting 'outdoor rooms' to provide a delightful outdoor setting. A paved terrace adjoins the house offering a sunny spot to sit and dine, with steps leading up through a pretty gravel garden to a further terrace under the dappled shade of a timber pergola. A series of steps rise to the lawn which is framed by attractive borders of shrubs and perennial plants and at the far margin a fully fitted studio with laminate flooring and wifi which makes an ideal office, gym or craft room is at the top of the plot and reached by timber sleeper treads.

## Location

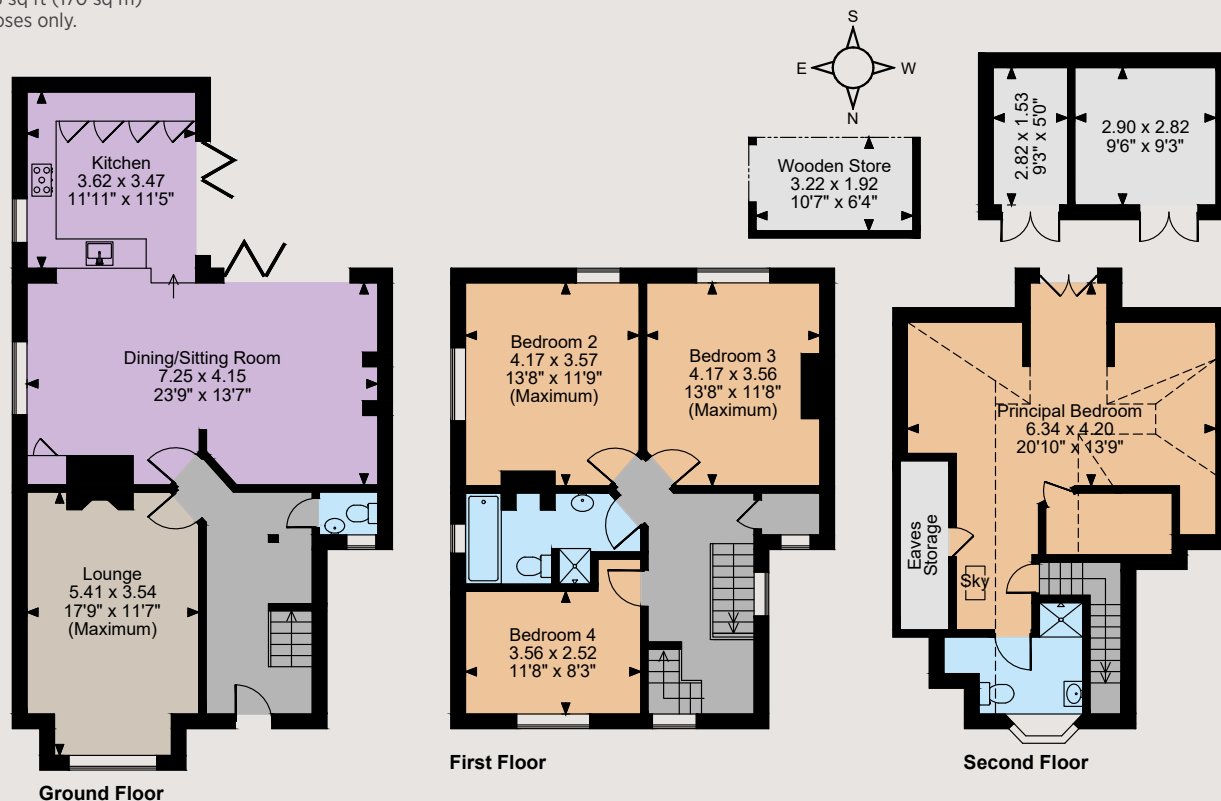
Wodeland Avenue is conveniently situated within easy reach of the train station and the historic town centre of Guildford. The town offers an extensive range of retail, recreational and cultural amenities, with numerous cafés, bars and restaurants providing venues for socialising, as well as access to entertainment at the Yvonne Arnaud Theatre, Electric and G Live. The mainline station provides services to London, Portsmouth and Southampton for travel further afield, London Heathrow and Gatwick Airports are both within easy reach. The Guildford area is renowned for its excellent range of both state and independent schools including St Nicholas Primary School, Holy Trinity, Pewley Down School, Guildford County School, Royal Grammar School, Guildford High, Tormead, George Abbott, and St Catherine's School in Bramley.







Floorplans  
Wodland Avenue, Guildford  
Main House internal area 1,627 sq ft (151 sq m)  
Outbuildings internal area 206 sq ft (19 sq m)  
Total internal area 1,833 sq ft (170 sq m)  
For identification purposes only.



## Directions

Follow the A322/Onslow Street and after crossing the river turn left to join Park Street. Turn right onto The Mount, followed by a right turn to join Wodland Avenue where the property will be found on the left.

## General

**Local Authority:** Guildford Borough Council

**Tel:** 01483 505050

**Services:** Mains water, gas, electricity and drainage.

**Council Tax:** The property is in Tax Band G

**Tenure:** Freehold

**Guide Price:** £1,300,000

## Guildford

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