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NIGHTINGALE ROAD

GUILDFORD • SURREY

NIGHTINGALE ROAD, GUILDFORD, SURREY, GU1 1ER

This enchanting detached period home, nestled in the heart of Guildford, effortlessly combines timeless charm with modern versatility.

Located just 0.5 miles from the lively town centre, this property offers an unbeatable position for both families and commuters. With highly regarded local schools and both of Guildford's train stations close by, travel to London and surrounding areas is a breeze, making this a highly desirable location.

Elegantly spanning four floors, this beautifully preserved Victorian residence has been thoughtfully designed to meet the demands of modern family living, while accommodating the increasing need for home working. Upon entering, the ground floor immediately captivates with its sense of grandeur. Two generously proportioned reception rooms, with their high ceilings, flood the space with natural light. One room, complete with newly fitted carpet, overlooks the tranquil rear garden, offering a peaceful retreat, while both rooms are adorned with intricate cornicing and striking period fireplaces. The restored hardwood floors that flow seamlessly through the bright, airy hallway enhance the property's classic appeal. The kitchen/breakfast room is a culinary haven, with hand painted units in Farrow and Ball Railings, boasting fully integrated appliances and a sleek gas hob, perfectly complemented by French doors that open onto the garden, inviting effortless outdoor dining and relaxation. The ground floor is further enhanced by a spacious front-facing study, ideal for home working, and a discreetly positioned WC for added convenience.

Beneath the main living areas, the full-height basement offers a substantial, blank canvas with endless potential. Mirroring the footprint of the house, this versatile space could easily be transformed into additional living areas, whether a media room, gym, or playroom, providing an opportunity to tailor the space to suit individual needs.

The first floor is home to two generously sized double bedrooms, including the principal suite, which boasts a luxurious ensuite complete with a freestanding bath and separate shower. A sleek family bathroom, finished with modern fittings, enhances the floor's functionality. The dedicated laundry room offers ample space for a washing machine, tumble dryer, and additional storage, with well-planned shelving solutions. The hallway also features a walk-in wardrobe and a wall of fitted wardrobes, ensuring plentiful storage options throughout.

The top floor reveals three additional double bedrooms, all newly carpeted and fully redecorated, offering both style and comfort. A conveniently placed WC on this floor adds practicality, making it a perfect space for larger families, visiting guests, or additional home offices.

Outside, the property enjoys off-road parking for three cars at the front, with a side gate leading to a secluded patio and barbecue area, ideal for summer entertaining. Beyond the patio, a meticulously maintained lawn stretches out, offering a peaceful and private oasis for unwinding in the fresh air.



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ACCOMMODATION & SPECIFICATION

- *5 double bedrooms*
- *Principal bedroom with full ensuite bathroom*
- *central Guildford location*
- *Renovated with period features throughout*
- *versatile living condition*
- *Further potential with full basement*
- *Off street parking for two cars*
- *private garden*





LOCATION

Guildford's prime location between the vibrant allure of London and the picturesque south coast ensures excellent connectivity. The A3, just moments away, provides direct access to the M25, making travel to both Gatwick and Heathrow airports straightforward. For commuters, Guildford's main line station offers fast services to London Waterloo in approximately 36 minutes, while London Road station, just 500 yards from the property, offers a slightly longer journey time of around 55 minutes.

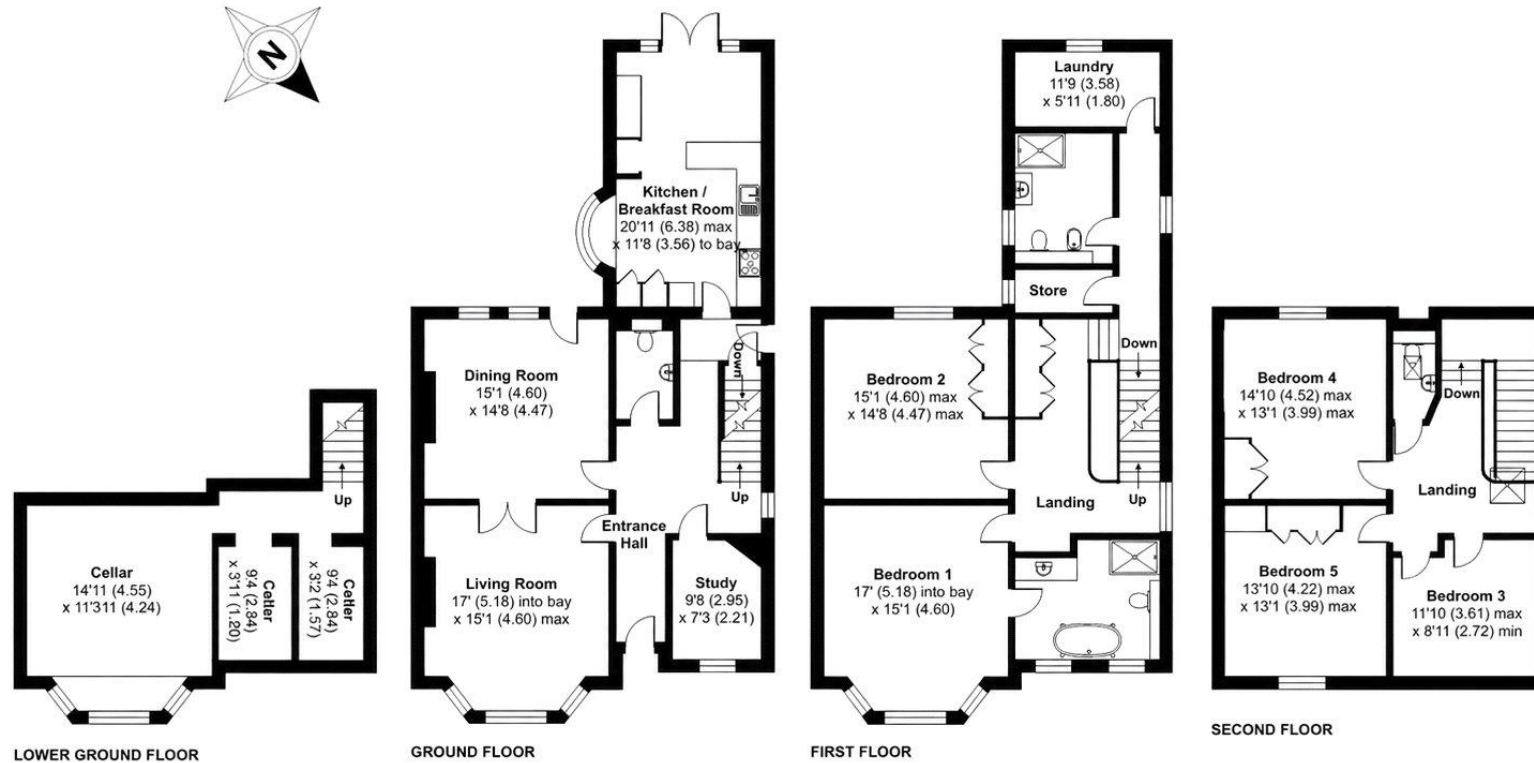
Guildford itself boasts a wealth of amenities, including high-end shopping, dining, and entertainment, with theatres, cinemas, and leisure facilities all within easy reach. For families, Guildford is renowned for its excellent schools, including Guildford High School for Girls, The Royal Grammar School, Tormead, and Lanesborough School, making this home the perfect blend of convenience, community, and high-quality living.



Nightingale Road, Guildford, Surrey, GU1

Approximate Area = 3315 sq ft / 307.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 1188481





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