



39 Onslow Road, Guildford, Surrey, GU1 4HU

**39 ONSLOW ROAD,  
GUILDFORD, SURREY, SURREY, GU1 4HU**

SEMI-DETACHED VICTORIAN  
HOME

TWO DOUBLE BEDROOMS

MODERN KITCHEN

BASEMENT

NO ONWARD CHAIN

POTENTIAL TO UPDATE &  
EXTEND, STPP

TWO RECEPTION ROOMS

DOWNSTAIRS BATHROOM

TOWN CENTRE LOCATION

EPC: E



**A semi-detached house that would allow the incoming purchaser the opportunity to create a lovely home; conveniently located in the centre of town, within 0.3 miles of the High Street with Stoke Park, London Road and Guildford mainline station also being close by.**

### THE PROPERTY

A semi-detached Victorian house that would allow the incoming purchaser the opportunity to update and make their mark whilst allowing potential to extend, subject to the usual consent. There are cast iron fireplaces, re-fitted laminate wood-effect flooring and a useful basement. Vacant possession with no onward chain. The property is located in the town centre, within a short walk of the High Street, Stoke Park, London Road and Guildford mainline station.

Accommodation comprises: side entrance with door to hall; living room with feature gas fireplace, fitted alcove cupboard and shelving, laminate wood flooring; dining room with fitted alcove storage cupboards and laminate wood flooring; kitchen fitted with modern white units and laminate worktops, ceramic tiled flooring and door to rear garden; downstairs bathroom fitted with a white suite comprising bath, basin, W.C., heated towel rail and ceramic tiled floor. Upstairs, there are two double bedrooms, both with cast iron feature fireplaces and laminate wood flooring. Furthermore, there is a useful partially-converted basement with laminate wood flooring.



## THE GROUNDS

The fenced and partially-walled rear garden is a decent size and offers great potential for someone with green fingers to create something special, as it's currently a blank canvas having just been cleared. There is a paved terrace area and timber side gate allowing access to the front of the property.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.3 miles

LONDON ROAD STATION | 0.4 miles

GUILDFORD MAINLINE STATION | 0.7 miles

LONDON WATERLOO | from approx. 35 minutes by train  
(from Guildford mainline station)

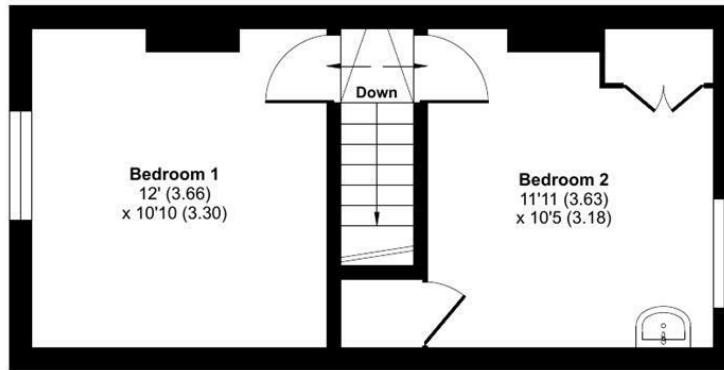
CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

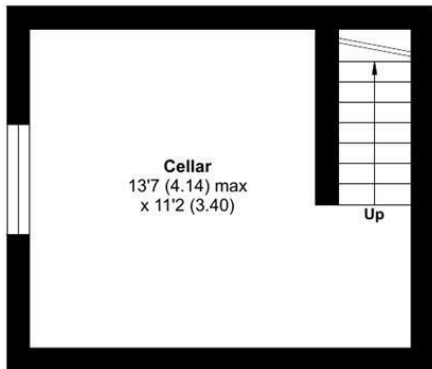
# Onslow Road, Guildford, GU1

Approximate Area = 836 sq ft / 77.6 sq

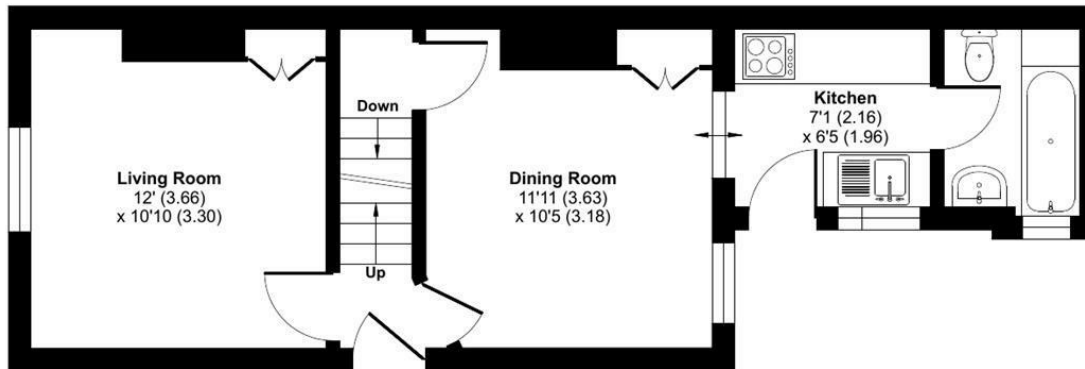
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: D

## SERVICES

All mains services connected

4th September 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Clarke Gammon. REF: 1180193

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU1 4HU)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

