



25 Longmead, Guildford, Surrey, GU1 2HN

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- DETACHED BUNGALOW
- 2 BEDROOMS
- LOCATED IN A POPULAR RESIDENTIAL AREA
- VACANT POSSESSION UPON COMPLETION
- POTENTIAL TO EXTEND AND IMPROVE, STPP
- LARGE GARDEN
- NO ONWARD CHAIN
- EPC: D



A detached bungalow that offers scope to extend and improve further. Conveniently situated within easy reach of Guildford town centre and local shops and facilities in Merrow Village.

THE PROPERTY

Offering no onward chain and vacant possession upon completion, this detached bungalow is situated in a popular residential road in Merrow. The property requires modernisation throughout, but allows an incoming purchaser to update and extend, subject to the usual consents.

Accommodation comprises: front entrance into a central hallway; large l-shaped reception room with double doors leading to a conservatory; fully fitted kitchen with white gloss units and small larder; 2 double bedrooms, one of which has an adjacent water closet. Completing the package is the 3-piece bathroom suite.



THE GROUNDS

To the front of the property there is off-street parking available. To the rear, there is a sizeable garden on an east-west axis. It is mainly laid to lawn, with a York stone patio to the rear of the property with an additional seating area at the end of the garden, along with a greenhouse. A separate garage is to the side 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 | 1.8 miles

LONDON ROAD STATION | 1.6 miles

GUILDFORD MAINLINE STATION | 1.8 miles

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

CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

Longmead, Guildford, GU1

Approximate Area = 990 sq ft / 92 sq m

For identification only - Not to scale

LOCAL AUTHORITY

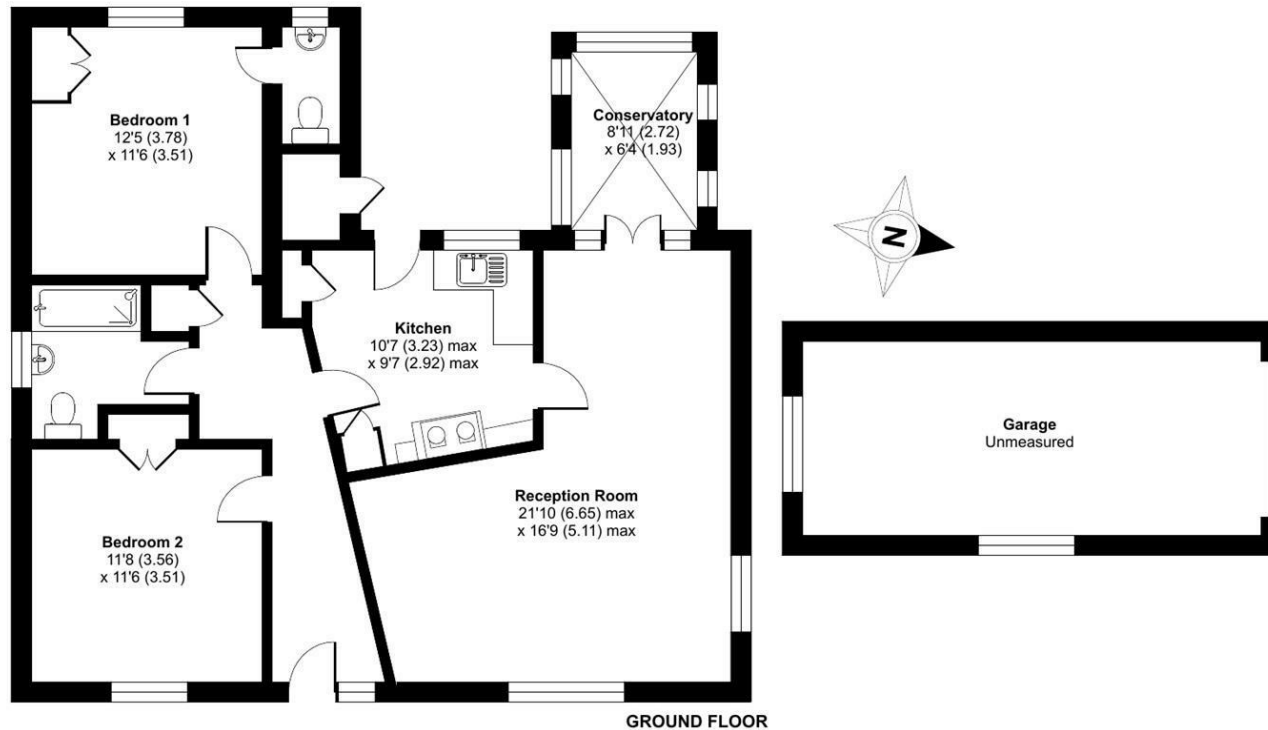
Guildford Borough Cou

COUNCIL TAX


Band F

SERVICES

Mains water and drainage. W have been advised that the electricity and central heating system has been condemned.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Clarke Gammon. REF: 1221228

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

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
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

