



6 Park Road, Guildford, Surrey, GU1 4PH



## 6 PARK ROAD, GUILDFORD, SURREY, GU1 4PH

SEMI-DETACHED VICTORIAN HOME

THREE BEDROOMS

TWO RECEPTION ROOMS

FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES

BASEMENT

POTENTIAL TO EXTEND AND IMPROVE, STPP

POPULAR AREA OF GUILDFORD

VACANT POSSESSION UPON COMPLETION

NO ONWARD CHAIN

EPC: F



**A semi-detached home that offers scope to extend and improve further. Conveniently located within easy reach of the High Street and Stoke Park with London Road and Guildford mainline stations also being close by.**

### THE PROPERTY

Offering no onward chain and coming to the market for the first time in over 70 years, this semi-detached Victorian home has attractive flint elevations. The property is in good order but allows the incoming purchaser to update and extend, subject to the usual consents. The property located within a popular residential area and is in easy walking distance of the town centre, train station and many of the best local schools.

Accommodation comprises: side entrance into the kitchen with fully fitted country-style units, integrated four ring gas hob with cooker hood over, integrated electric oven; two reception rooms; wet room complete with toilet and wash basin. Ascending to the first floor there are two double bedrooms and a further single room. Completing the package is the basement which could be converted into additional living space.



## THE GROUNDS

The fenced rear garden is a reasonable size and is completely paved, ideal for maintenance. There are raised beds which would allow an incoming purchaser to plant to their own liking. There is side access providing 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 | 0.6 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 0.8 miles

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

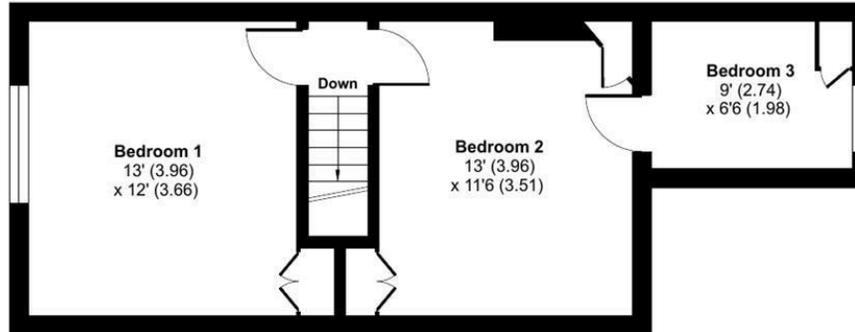
CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

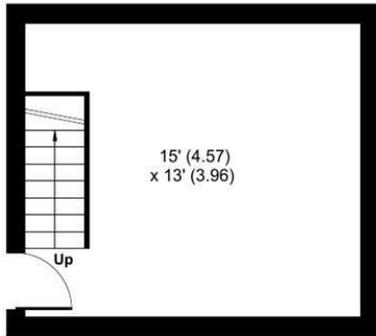
# Park Road, Guildford, GU1

Approximate Area = 1144 sq ft / 106.2 sq m

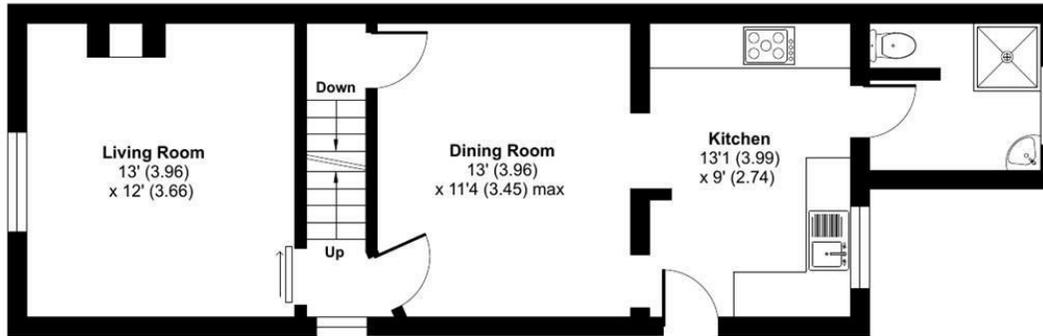
For identification only - Not to scale



FIRST FLOOR



BASEMENT



GROUND FLOOR

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: D

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</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). © ncthecom 2024. Produced for Clarke Gammon. REF: 1198001

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code - GU1 4PH)

## 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

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LIPHOOK OFFICE  
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