



52 Woodbridge Road, Guildford, Surrey
Leasehold

CLARKE  GAMMON
1919

2 PAVILION HOUSE, 52 WOODBRIDGE ROAD GUILDFORD SURREY GU1 4RH

Character garden flat	Split-level accommodation
Principal bedroom with dressing room and ensuite shower room	Second double bedroom
Open-plan living space with character features	Separate bathroom
Private rear garden of approximately 60ft	Central Guildford location
No onward chain	EPC: C



A ground floor character conversion flat with split-level accommodation and private garden; it has the benefit of all amenities being on the doorstep enjoying a central location just a short walk from Guildford's High Street and mainline station.

THE PROPERTY

This period flat offers living accommodation over two floors with original character features including high ceilings and enjoys the benefit of a private 60ft rear garden. It is situated a most convenient location in the heart of Guildford, within a short walk of the High Street and mainline station.

Accommodation comprises: communal entrance hall; front door opening to entrance hallway; living/dining room open-plan to the kitchen with attractive bay window, laminate wood flooring; kitchen fitted with a modern range of units and laminate worktops, integrated appliances to include an oven, 4-ring gas hob and extractor hood above; bedroom with doors opening to the garden and adjacent bathroom fitted with a modern white suite comprising bath with shower above, basin, w.c and tiled splash back areas; in addition, there is a lower ground floor bedroom with separate dressing area, under stair storage cupboard and en-suite shower room comprising basin, w.c and tiled splash back areas.



OUTSIDE SPACE

A private garden is situated to the rear of the property with a paved patio area and the remainder laid to level lawn with mature trees and a walled/fenced perimeter, which provides a good degree of seclusion.

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. 40 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 Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, 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.

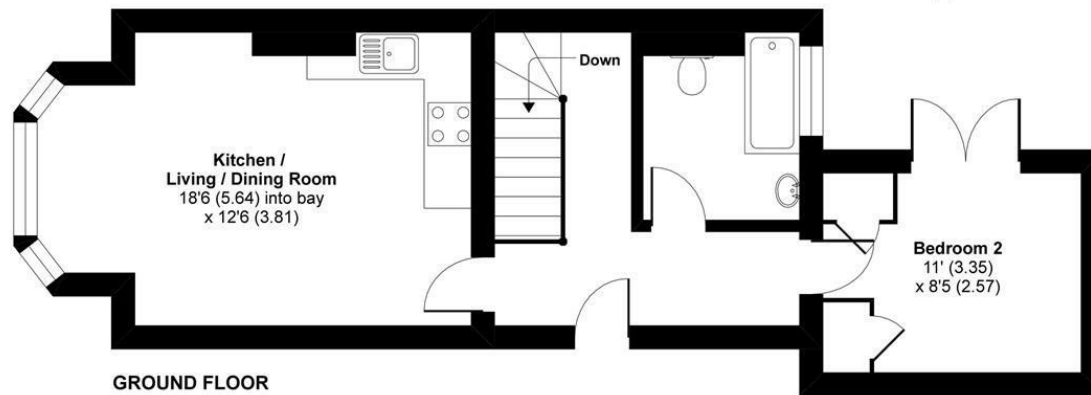
LEASE DETAILS

Lease: approx. 107 years remaining
Ground Rent: £250 per annum
Service/Maintenance Charges: approx. £2,193 per annum - payable half yearly

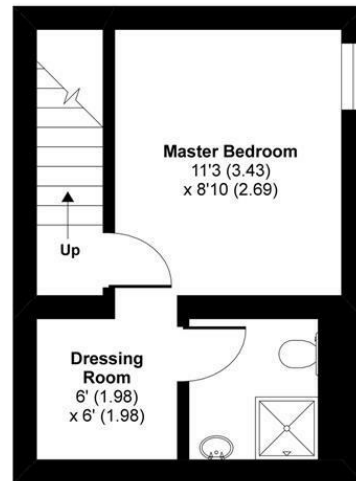
Woodbridge Road, Guildford, GU1

Approximate Area = 723 sq ft / 67.1 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Clarke Gammon Wellers. REF: 643497

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band C

SERVICES

Mains water, electricity, mains drainage
gas central heating

15th January 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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