



26 Dapdune Road, Guildford, Surrey, GU1 4NY



## 26 DAPDUNE ROAD, GUILDFORD, SURREY, GU1 4NY

SEMI-DETACHED VICTORIAN  
HOME

TWO DOUBLE BEDROOMS

BATHROOM & SHOWER ROOM

TOWN CENTRE LOCATION

NO ONWARD CHAIN

POTENTIAL TO UPDATE  
INTERIOR

TWO RECEPTION ROOMS

POPULAR RESIDENTIAL  
STREET

CLOSE TO BOTH RAILWAY  
STATIONS

EPC: C



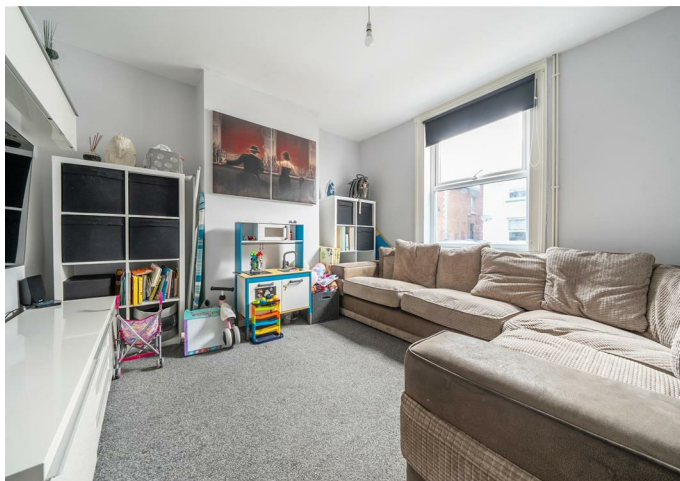
**A red-brick semi-detached Victorian house, situated in a sought-after road, just a few minutes walk from the Cricket ground and with Stoke Park, the High Street and both railway stations and all close by.**

### THE PROPERTY

An attractive red-brick semi-detached Victorian house that offers potential for any incoming purchaser the opportunity to make their own. Situated in the heart of central Guildford, Dapdune Road is undoubtedly one of the more convenient locations when it comes to town centre living and is within easy access of the High Street and mainline railway station. Vacant possession with no onward chain.

Accommodation comprises: side entrance with door to hallway; living room; dining room with laminate wood flooring and under stair storage cupboard; kitchen with fitted units and gloss laminate worktops and ceramic tiled flooring; downstairs shower room comprising basin, W.C., heated towel rail and part-tiled splashback areas. Upstairs, on the first floor there are two double bedrooms with laminate wood flooring; the principal bedroom featuring a fireplace and en-suite bathroom fitted with a white suite comprising bath, basin, W.C., and part-tiled splashback areas. There is also a useable basement room with laminate wood flooring.





## THE GROUNDS

To the front of the property, there is a walled front garden with pathway to side entrance. The enclosed rear garden is a good size and mostly hard landscaped with some astro-turf with a secure part-walled/fenced perimeter and side gate accessing 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 | 0.5 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 0.7 miles

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

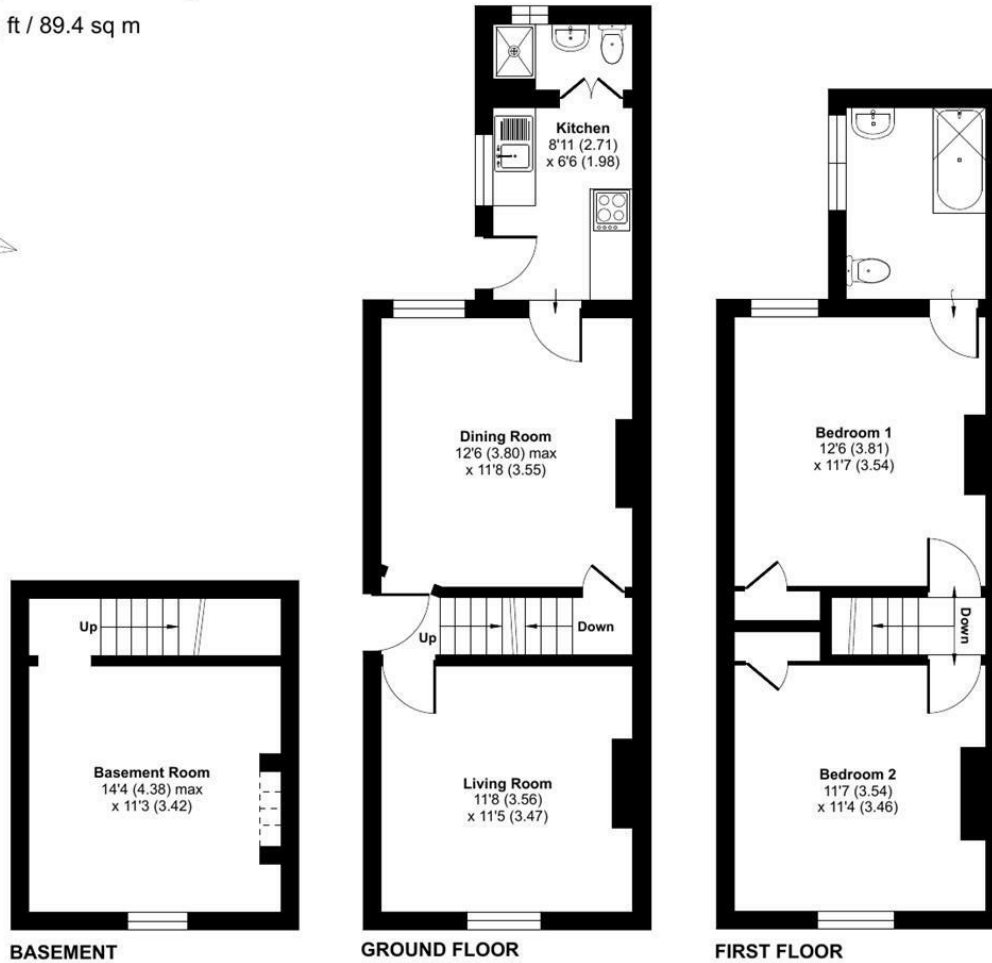
CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

# Dapdune Road, Guildford, GU1

Approximate Area = 963 sq ft / 89.4 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: D

## SERVICES

All mains services connected

17th February 2025

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>	71	72
(55-68) <b>D</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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Clarke Gammon. REF: 1237783

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

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

## 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

