



Apt 3a - Firfield, 17 Grove Road, Guildford, Surrey, GU1 2HR



APT 3A - FIRFIELD, 17 GROVE ROAD, GUILDFORD, SURREY, GU1 2HR

CHARACTER CONVERSION
FIRST FLOOR APARTMENT

TWO DOUBLE BEDROOMS

SPACIOUS RECEPTION ROOM

NEW BATHROOM SUITES

EASY ACCESS TO GUILDFORD
CENTRE

BEAUTIFULLY UPDATED
THROUGHOUT

BATHROOM & SHOWER ROOM

CONTEMPORARY KITCHEN

NEARBY TO LOCAL SHOPS IN
MERROW

EPC: C



This spacious first floor apartment has been updated throughout to a very high standard; situated in a sought-after area of Guildford, nearby to local shops in Merrow and less than two miles from central Guildford.

THE PROPERTY

Forming a part of this once large Victorian property dating back to 1899, this spacious first floor apartment has been beautifully updated throughout and offers well proportioned accommodation. It is very well located in a sought-after area of Guildford, nearby to local shops in Merrow and just a few miles from central Guildford.

Accommodation comprises: entrance hallway; living/dining room with wood flooring open-plan to kitchen fitted with a contemporary range of dove grey high gloss units, laminate worktops and glass splashbacks, a range of integrated appliances to include an oven, electric hob, extractor, fridge/freezer, dishwasher and washing machine; one bedroom with walk-in wardrobe and storage cupboard; inner hallway; bathroom fitted with a white suite comprising bath with shower above, basin with vanity unit under, W.C and wood flooring; bedroom two, additional double room; and shower room comprising basin with vanity unit under, W.C and wood flooring.

The property benefits from unallocated parking to the front of the building.



LEASE INFORMATION

Lease: 997 years

Ground Rent: N/A (Share of Freehold)

Service Charge: 15% of yearly costs for of the building, on an Ad Hoc basis.

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.

GUILDFORD HIGH STREET | 1.5 miles

MERROW | 0.3 miles

GUILDFORD STATION | 2.2 miles

LONDON ROAD STATION | 1.5 miles

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

CENTRAL LONDON | 28 miles



Grove Road, Guildford, GU1

Approximate Area = 848 sq ft / 78.8 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Guildford Borough Council

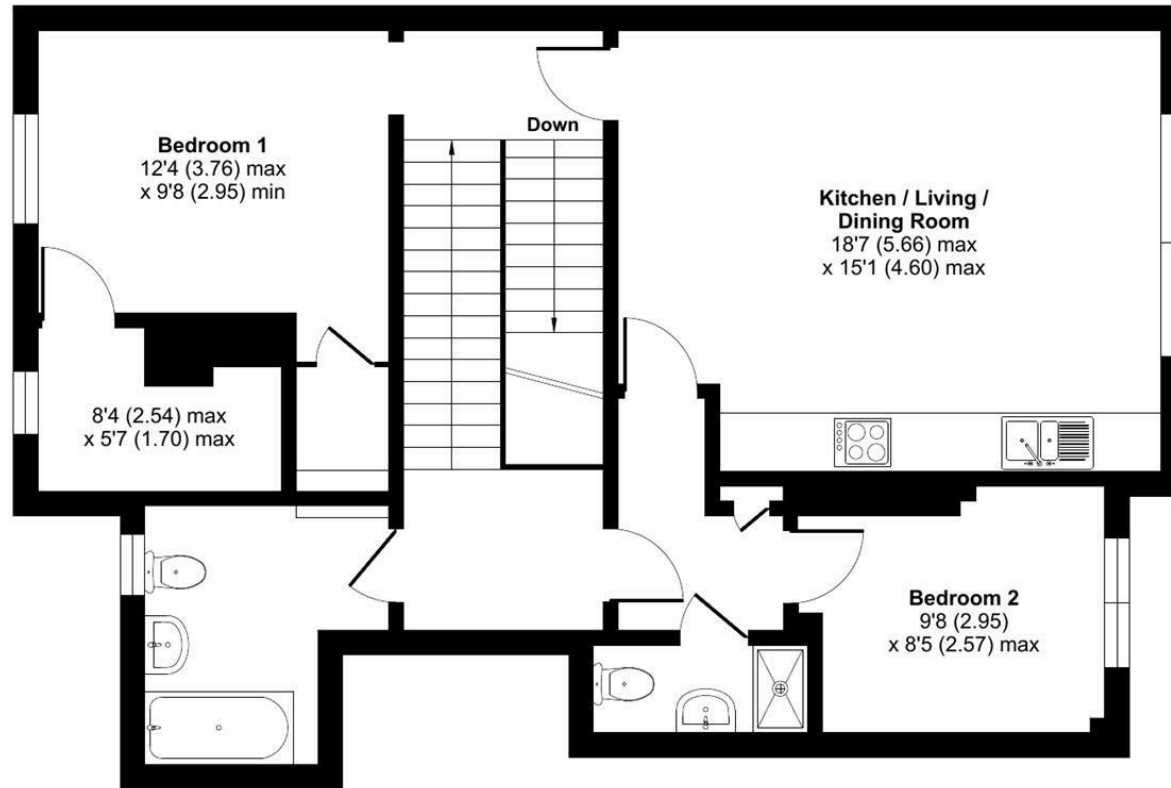
COUNCIL TAX

Band: C

SERVICES

All mains services connected

28th February 2025



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Clarke Gammon. REF: 869260

CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

SAT NAV REF: (Post Code: GU1 2HR)

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

