



59 George Road, Guildford, Surrey, GU1 4NR



## 59 GEORGE ROAD, GUILDFORD, SURREY, GU1 4NR

VICTORIAN COTTAGE

RE-FITTED KITCHEN

UNCONVERTED BASEMENT

CENTRAL GUILDFORD  
LOCATION

NO ONWARD CHAIN

TWO DOUBLE BEDROOMS

BATH & SHOWER ROOM

PAVED REAR GARDEN

CLOSE TO THE HIGH STREET &  
STATIONS

EPC: E

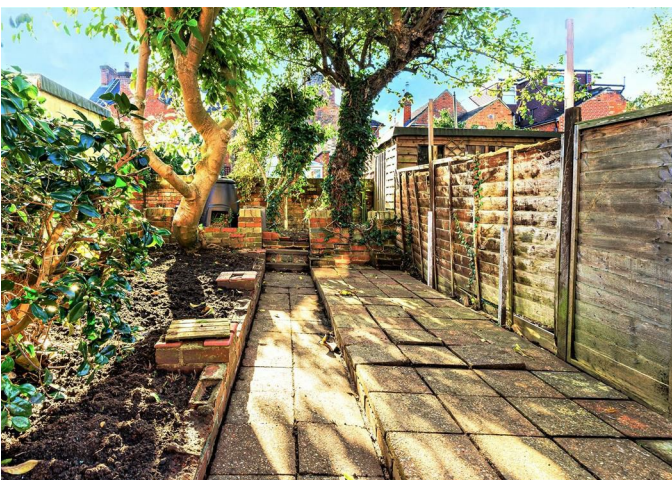


**A well-proportioned Victorian cottage that would allow the next owners the chance to make their mark on the home; located in the heart of Guildford's town centre within a short walk of the High Street and mainline station.**

### THE PROPERTY

An end-of-terrace red brick Victorian cottage that has been updated in recent years to include re-fitted kitchen and bathrooms, but would now allow the next owners the opportunity to make their mark. There is the potential to extend into the loft as neighbouring properties have done in the road and convert the basement, subject to the usual planning consent. The house is situated in a popular road with convenient access to Guildford's High Street and both the London Road and mainline railway stations.

Accommodation comprises: entrance hall providing access to a basement; living room with feature fireplace surround; dining room with fireplace surround and doors opening to the garden; kitchen re-fitted with a range of white gloss units and laminate worktops with integrated appliances to include oven, glass top hob with extractor fan above and tiled floor; inner lobby from the kitchen with a door opening to the rear garden also leads to a shower room with a recently re-fitted white suite comprising corner shower cubicle, basin, low-level W.C and tiled floor. Upstairs, the property offers two double bedrooms with original fireplaces; the rear bedroom benefits from an en-suite bathroom comprising bath, basin and low-level W.C.



## THE GROUNDS

The property has a small walled garden to the front and a shared pathway to the side of the property leads to the entrance door to No. 59 and a gate gives access to a walled and fenced private rear garden, which is mostly paved and has a non-overlooked aspect.

## 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 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.

GUILDFORD HIGH STREET | 0.4 miles

GUILDFORD STATION | 0.6 miles

LONDON ROAD STATION | 0.5 miles

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

CENTRAL LONDON | 32 miles

HEATHROW AIRPORT | 22 miles





# George Road, Guildford, GU1

Approximate Area = 920 sq ft / 85.5 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

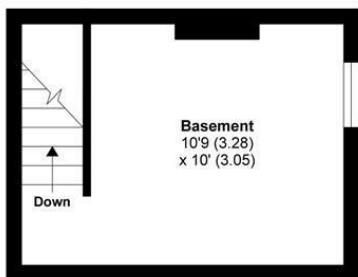
Guildford Borough Council

## COUNCIL TAX

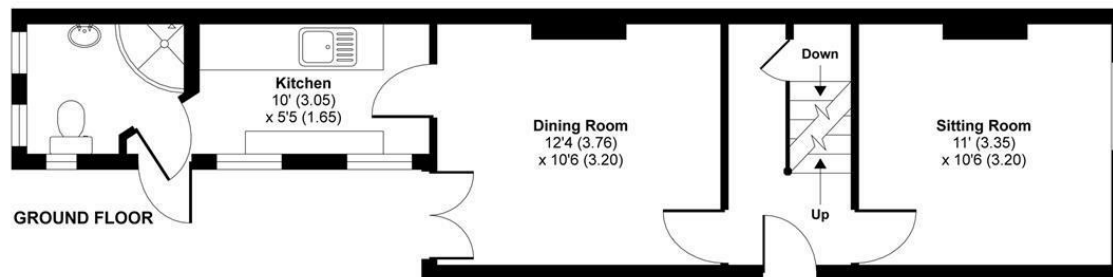
Band: D

## SERVICES

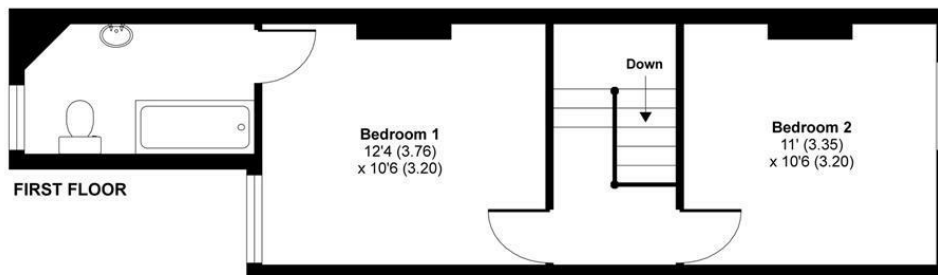
All mains services connected



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

9th November 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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). © n1che.com 2021. Produced for Clarke Gammon. REF: 782178

## CG GUILDFORD OFFICE

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## DIRECTIONS

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

## 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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