



24 Ashenden Road, Guildford, Surrey, GU2 7XE

24 ASHENDEN ROAD, GUILDFORD, SURREY, GU2 7XE

SEMI-DETACHED 1930'S
HOUSE

TWO RECEPTION ROOMS
DRIVEWAY & GARAGE

NO-THROUGH ROAD

NO ONWARD CHAIN

THREE BEDROOMS

POTENTIAL TO EXTEND, STPP
100FT SECLUDED REAR
GARDEN

NEARBY TO GUILDFORD
TOWN CENTRE

EPC: D



An established 1930's semi-detached home requiring a degree of updating and is situated in the popular Ashenden Estate which allows easy access to local schools, Surrey Research Park and the A3.

THE PROPERTY

This semi-detached 1930's home with an established garden, garage and driveway now requires a degree of updating and offers the potential to extend, subject to the usual planning consents. It is situated in the popular Ashenden Estate, which allows easy access to local schools, Surrey Research Park, Surrey University and the A3.

Accommodation comprises: entrance hallway; living room with an open fireplace, archway opening to the rear aspect dining room; kitchen fitted with a range of units and laminate worktops, wood flooring and door to the side. Upstairs, bedroom one has a front aspect; bedroom two has a built-in cupboard and views over the rear garden; bedroom three is a single room; all bedrooms served by the family bathroom comprising corner bath, pedestal basin, W.C., heated towel rail and part-tiled walls.



THE GROUNDS

To the front of the property, there is a low maintenance area of garden with sleepers, gravel beds and hedged perimeter. There is a driveway to the side of the property allowing parking for two vehicles and allowing access to the garage, which is set back towards the rear of the house. The rear garden is a key feature of the property and enjoys a secluded north-westerly aspect, with a small terrace area and the majority is laid to lawn bordered by established hedgerow.

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 has 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.

GUILDFORD TOWN CENTRE | 1.5 miles

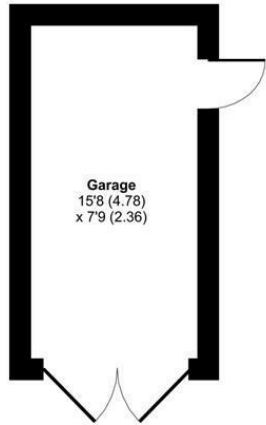
GUILDFORD MAINLINE STATION | 1.3 miles

FARNHAM | 9 miles

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

CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 23 miles



Ashenden Road, Guildford, GU2

Approximate Area = 864 sq ft / 80.3 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 986 sq ft / 91.6 sq m
For identification only - Not to scale

LOCAL AUTHORITY

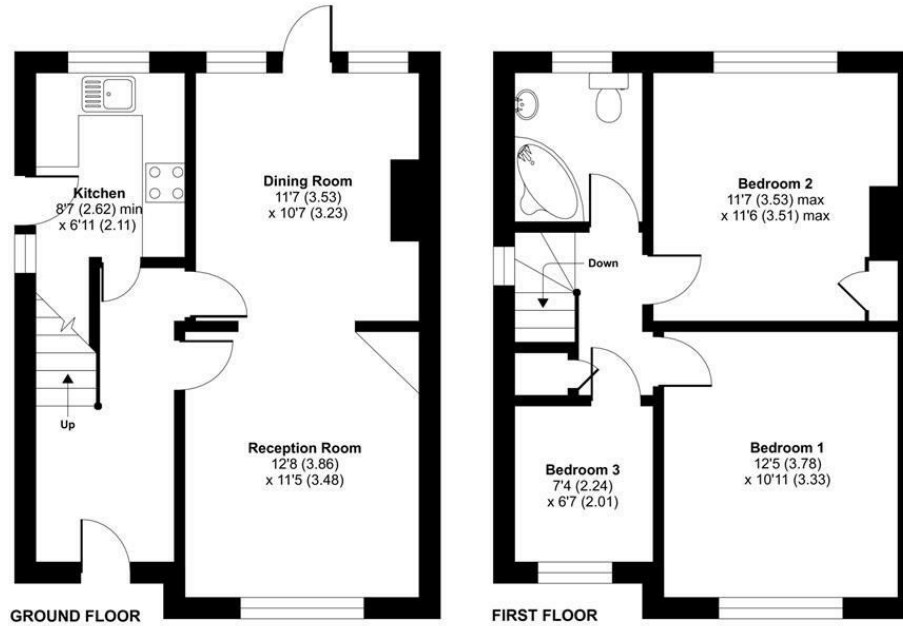
Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected



5th January 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(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). © nichecom 2021. Produced for Clarke Gammon. REF: 796491

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU2 7XE)

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
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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