



'Eversley', 6 Victoria Road, Guildford, Surrey, GU1 4DJ

## EVERSLEY, 6 VICTORIA ROAD, GUILDFORD, SURREY, GU1 4DJ

VICTORIAN PROPERTY

RE-DEVELOPMENT  
OPPORTUNITY

PLANNING PERMISSION  
GRANTED

POTENTIAL FOR OPEN-PLAN  
LIVING

FOUR DOUBLE BEDROOMS

BASEMENT CONVERSION

POPULAR RESIDENTIAL ROAD

TOWN CENTRE LOCATION

PLANNING REF: 21/P/02497

EPC: F



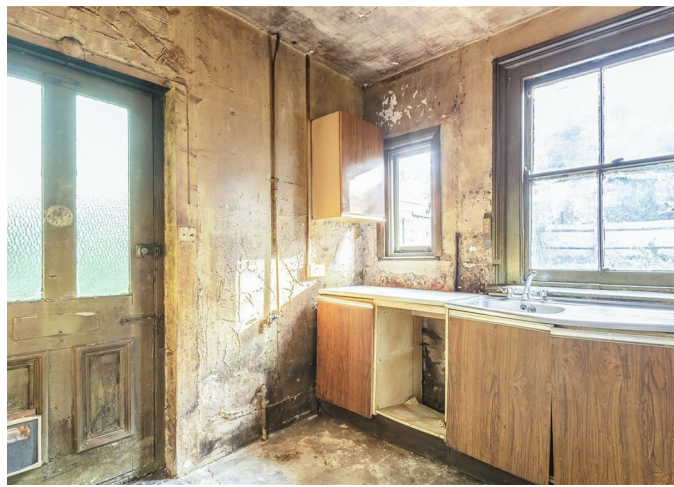
**A town centre re-development opportunity with planning permission for a single storey rear extension, conversion of the existing basement and loft space into habitable accommodation with dormer windows to both the front and rear.**

### THE PROPERTY

This property presents a unique opportunity to create a well-balanced and conveniently located home close to all amenities, situated in a popular residential road being within a few minutes' stroll from London Road station and Guildford's cobbled High Street.

Accommodation comprises: covered porch; entrance hallway; cloakroom; living room with bay window; dining room with door to rear garden; breakfast room with bay window open-plan to kitchen area with door to rear garden. Upstairs, bedroom one with bay window; three further bedrooms and bathroom featuring loft hatch with storage space. In addition, there is an unconverted basement with storage area.

There is a small walled frontage with pathway to the front door. The rear garden currently extends to approx. 36ft requires attention and would benefit from landscaping, there is side access from the rear to 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. 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.

# Victoria Road, Guildford, GU1

Approximate Area = 1575 sq ft / 146 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

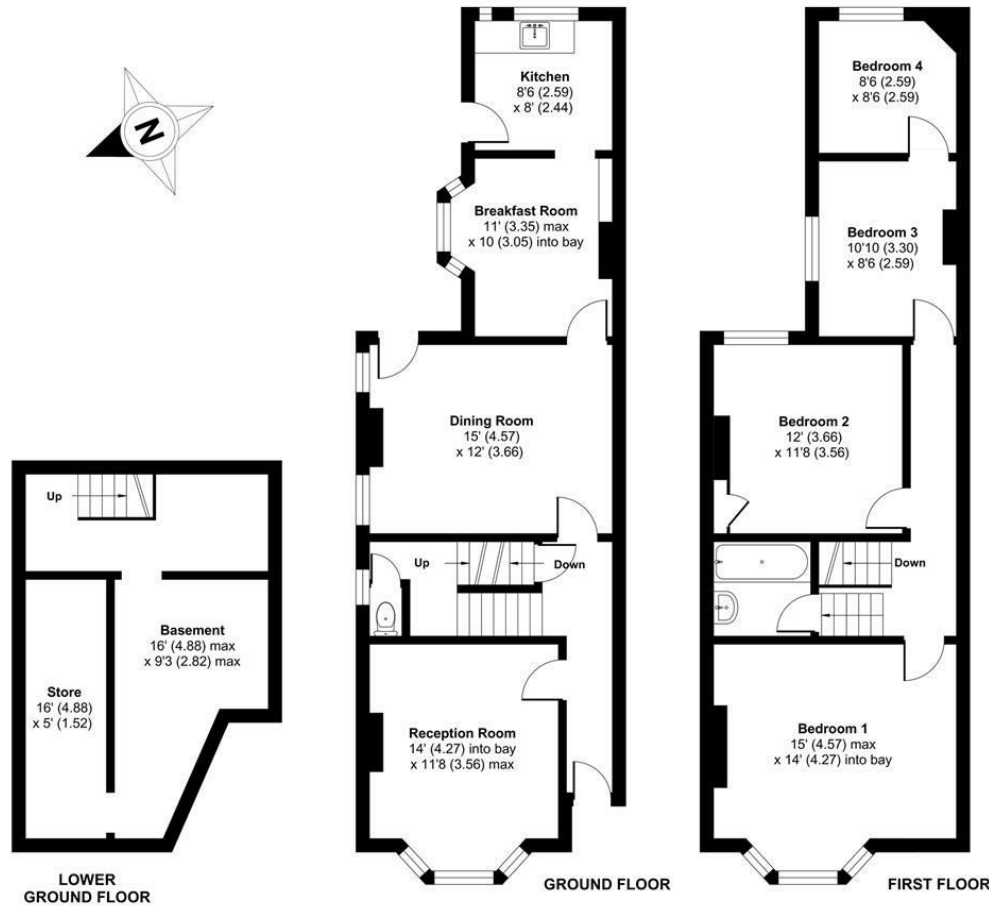
Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

All mains services connected



25th February 2022

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>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</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). © n/checon 2020. Produced for Clarke Gammon Wellers. REF: 650123

## GUILDFORD OFFICE

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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

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

