



22 London Road, Guildford, Surrey, GU1 2AF

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A wonderfully spacious home featuring an attractive Georgian facade, having been carefully updated in recently years and now providing contemporary and versatile living accommodation, which is ideal for the modern family. It is situated in Guildford's town centre, just moments from the High Street, London Road station and Stoke Park.

Accommodation comprises: entrance hall; formal drawing room with square bay window and wood flooring; extended kitchen/diner with striking glazed roof and full set of bi-folding doors, which has been fitted with a contemporary range of units and integrated appliances; open-plan to the living room with attractive exposed brick open fireplace and exposed floorboards; walk-in larder; utility room; downstairs cloakroom; large office enjoying garden outlook, with adjacent shower room. Upstairs, generous principal bedroom with open-plan bathroom arrangement; bedroom two with en-suite shower room; two further bedrooms served by a family bathroom and large fifth bedroom suite with aspects over the landscaped garden.

The property has a paved driveway allowing off-road parking for a number of vehicles and gives access to the integral garage (situated on the lower ground floor of the property with its own staircase allowing direct access in to the middle of the house). The attractive landscaped rear garden has a paved sun terrace, which is ideal for al-fresco dining and entertaining. The remainder is laid to lawn with established borders, mature trees and part-walled perimeter.

- **GEORGIAN HOME WITH CONTEMPORARY FINISH**
- **CONTEMPORARY OPEN-PLAN LIVING SPACE**
- **THREE BATHROOMS**
- **INTEGRAL GARAGE & OFF-STREET DRIVEWAY PARKING**
- **EASILY ACCESSIBLE TO BOTH RAILWAY STATIONS**
- **OVER 3,300 SQFT OF ACCOMMODATION**
- **FIVE DOUBLE BEDROOMS**
- **LARGE OFFICE SPACE**
- **CENTRAL GUILDFORD LOCATION MOMENTS FROM HIGH STREET**
- **EPC: E**

GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority:
Services:

Guildford Borough Council | Tax Band: G
All mains services connected









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.

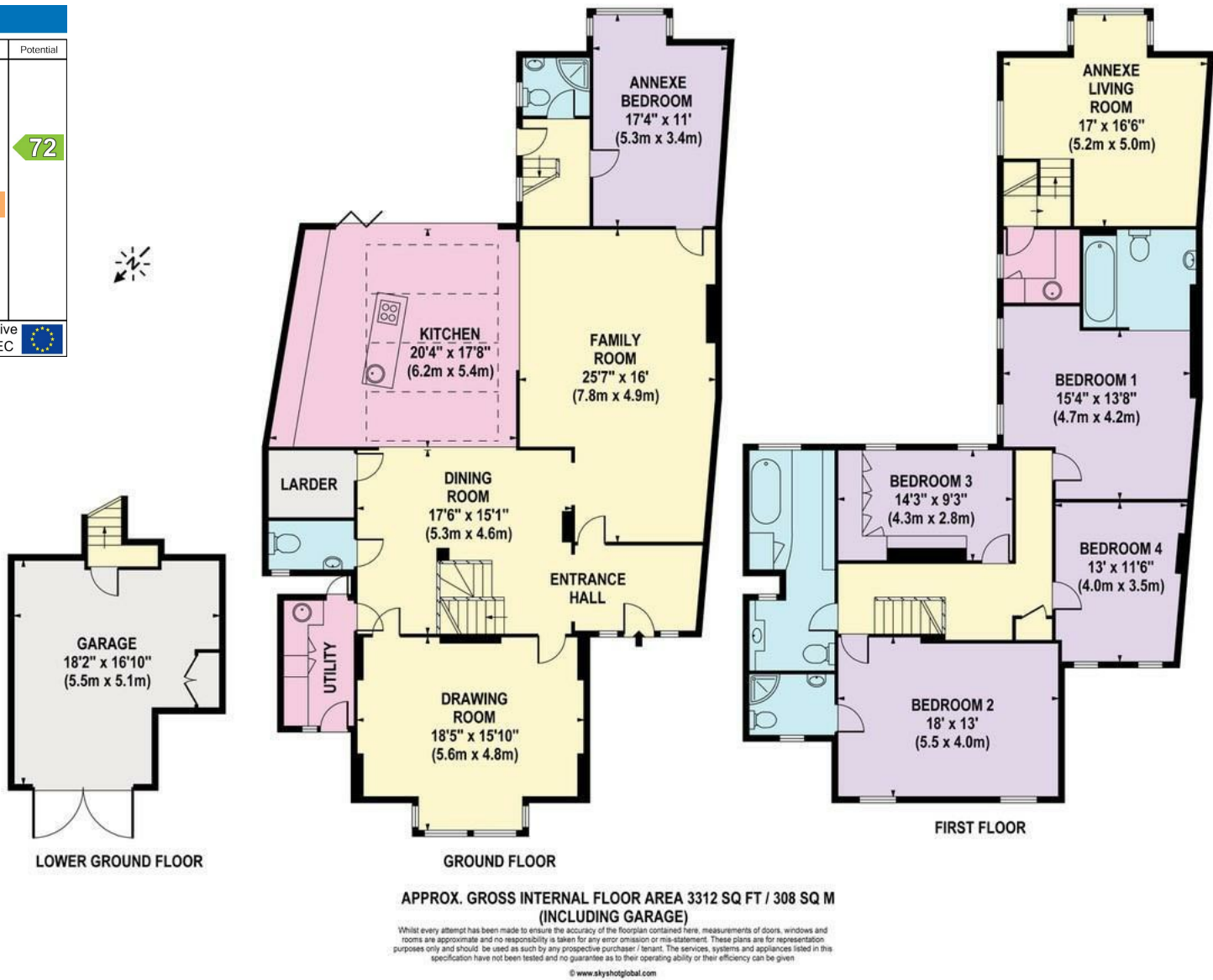


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	72

EU Directive 2002/91/EC

England & Wales



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.