



The Cottage, 3 Warren Road, Guildford, Surrey, GU1 2HA

CLARKE  GAMMON
1919

**'THE COTTAGE', FLAT 3 3 WARREN ROAD
GUILDFORD SURREY GU1 2HA**

- Share of freehold
- Private garden
- Easy access to Guildford
- Two bedroom property
- No onward chain
- Semi-Detached
- Allocated parking space
- Character conversion
- Highly regarded road
- EPC rating : D



Once forming part of a larger Edwardian property, this semi detached character property enjoys its own private garden, allocated parking and will be sold with no onward chain.

THE PROPERTY

Retaining many character features this beautiful semi-detached property is accessed via its own private entrance and is arranged over three floors. The current layout provides versatility in terms of accommodation and is currently arranged as a traditional 2-bedroom house. Accommodation comprises: entrance hallway; open plan kitchen/breakfast room fitted with built in appliances including a dishwasher and electric oven and solid wood worktops; living room with a feature fireplace, corner storage cupboard, wooden flooring and patio doors leading to the patio; downstairs bathroom fitted with a white suite comprising bath with a shower above, pedestal basin, W/C, tiled walls and flooring; a converted basement with a window, down lights, and carpets. Upstairs, bedroom one is large with tall ceilings, corner storage cupboard; bedroom two overlooks the front of the property; both bedrooms are served by an upstairs bathroom, double vanity sink and a free-standing bath with a hand held shower.



THE GROUNDS

Outside, there is an allocated parking space, private walkway which approaches the the front door and the garden 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. 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.

GUILDFORD HIGH STREET | 0.5 MILES

GUILDFORD MAINLINE STATION | 1.2 MILES

LONDON WATERLOO | APPROX. 35 MINUTES BY TRAIN (FROM GUILDFORD MAINLINE STATION)

GATWICK | 26 MILES

HEATHROW | 21 MILES

