



**Epsom Road, Guildford, Surrey**  
**Offers In Excess Of £100,000 Freehold**

**PARKING SPACES TO REAR OF 37 EPSOM ROAD  
GUILDFORD SURREY GU1 3LA**

**Offers In Excess Of £100,000**

- |                                |   |
|--------------------------------|---|
| Town centre location           | Four parking spaces                         |
| Freehold                       | Good rental potential                       |
| Moments from Upper High Street | Rental in the region of £150 pcm, per space |
| Immediately available          |   |



**THE PROPERTY**

Type your text here

## SITUATION

### THE GROUNDS

Type your text here

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

LOCAL AUTHORITY


COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage  
gas central heating

20th December 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

CG GUILDFORD OFFICE

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T: 01483 880900

E: guildford.sales@clarkegammon.co.uk

clarkegammon.co.uk

DIRECTIONS

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

