



70 Beckingham Road, Guildford, Surrey, GU2 8BU

70 BECKINGHAM ROAD,
GUILDFORD, SURREY, GU2 8BU

Semi detached

Driveway

3 Bedrooms

Easy access to A3

Potential for improvement

Close to local amenities

Potential to extend (STPP)

No onward chain

Vacant possession

ECP D



A mature character semi detached house offering an excellent opportunity to improve and upgrade, located in an established residential location close to local shops and amenities.

THE PROPERTY

70 Beckenham Road offers an excellent opportunity to acquire a substantial semi detached house in an established location offering the potential for buyers to make their own mark on this character house. The house, which requires some up-dating, is situated within a generous garden plot and has a substantial timber shed to the rear garden and car port to side. Offering just over 1,000 sq ft, the accommodation comprises; entrance Hall, Living Room, Dining Room, Kitchen, three Bedrooms, Bathroom, separate WC. Outside. Carport, outbuilding with WC.

The property is vacant and will be offered with no onward chain.



THE GROUNDS

Driveway to the front, offering space for a multiple vehicles, the remainder is hard landscaping with borders.

Good sized rear garden, mostly laid to lawn with stocked borders and substantial timber shed.

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.

GUILFORD | 2 miles

LONDON WATERLOO | 35 MINUTES BY TRAIN

LONDON GATWICK | 34 miles

LONDON HEATHROW | 22 miles

CENTRAL LONDON | 30 miles

Beckingham Road, Guildford, GU2

Approximate Area = 1050 sq ft / 97.5 sq m
 Outbuilding = 121 sq ft / 11.2 sq m
 Total = 1171 sq ft / 108.7 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Guildford Borough Council

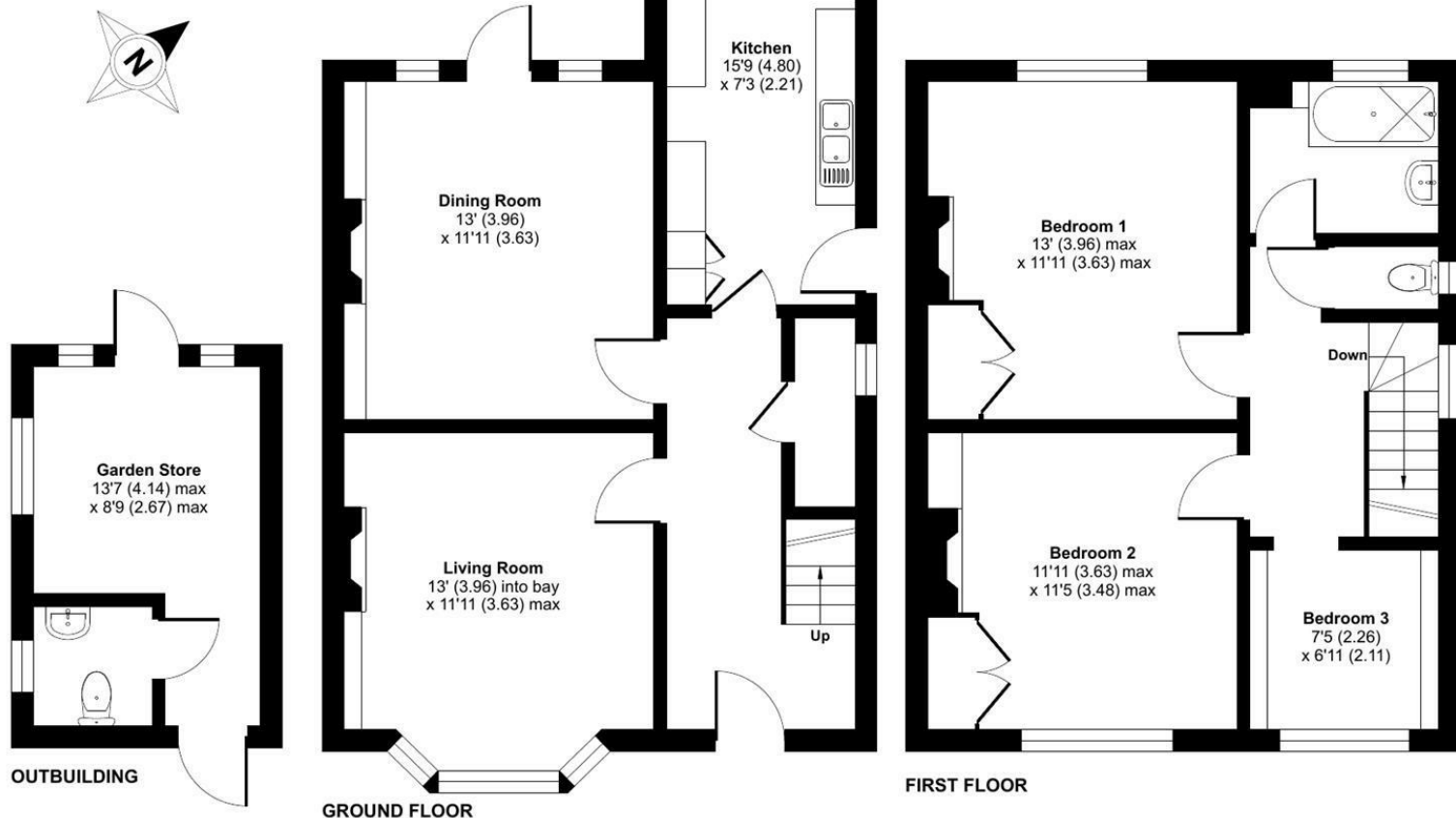
COUNCIL TAX

Band - D

SERVICES

Mains water, electricity, mains drainage
 gas central heating

26th September 2023



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for Clarke Gammon. REF: 969056

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF (Postcode GU2 8BU)

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

