



6 Sheldon Court, Lower Edgeborough
Road, Guildford, Surrey

**6 SHELDON COURT LOWER EDGEBOROUGH
ROAD
GUILDFORD SURREY**

South facing rear garden	Quiet cul-de-sac
Garage en-block	5 minute walk to London Road train station
10 minute walk to Guildford High Street	Surrounded by sought after schools
Highly regarded location	Well presented order
Gas central heating	No onward chain



A rare opportunity to purchase a well maintained 2-bedroom home located in this small and exclusive development, conveniently situated within walking distance of the High Street, London Road station and local schools.

THE PROPERTY

A two bedroom modernised mid terrace property peacefully situated within a quiet cul-de-sac location. Sheldon Court lies within approximately half a mile of Guildford Town Centre as well as the London Road railway station. Good schools as well as Stoke Park are all within easy reach.

Accommodation comprises: Entrance hall; newly fitted cloakroom; open plan kitchen fitted with an excellent range of white wall and base units, gas ring hob, sink overlooking the front garden; living/dining room with double doors to delightful rear garden. Upstairs, bedroom one with built-in wardrobes and overlooking the rear garden; bedroom two; recently refurbished bathroom with a fitted vanity unit, low level W.C. and a bath with shower.



THE GROUNDS

Maintained gardens and garages to the front.

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 | 0.6 miles

LONDON ROAD TRAIN STATION | 0.3 miles

GUILDFORD TRAIN STATION | 1.4 miles

LONDON WATERLOO | from approx 35 minutes (from Guildford mainline station).

CENTRAL LONDON | 32 miles

Lower Edgeborough Road, Guildford, GU1

Approximate Area = 784 sq ft / 72.8 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 919 sq ft / 85.3 sq m

For identification only - Not to scale

LOCAL AUTHORITY

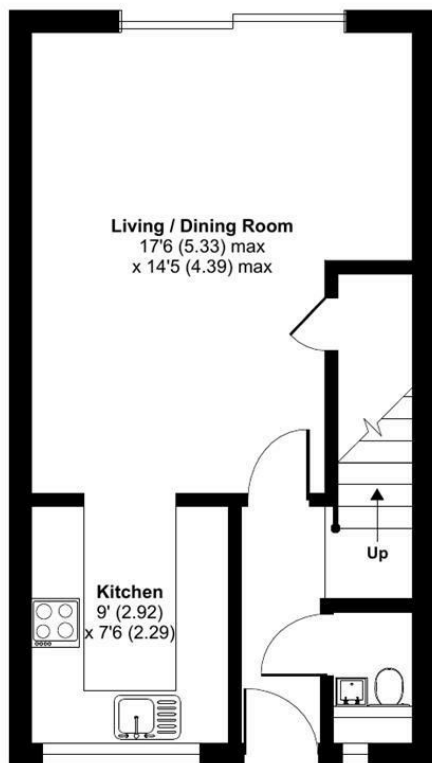
Guildford Borough Council

COUNCIL TAX

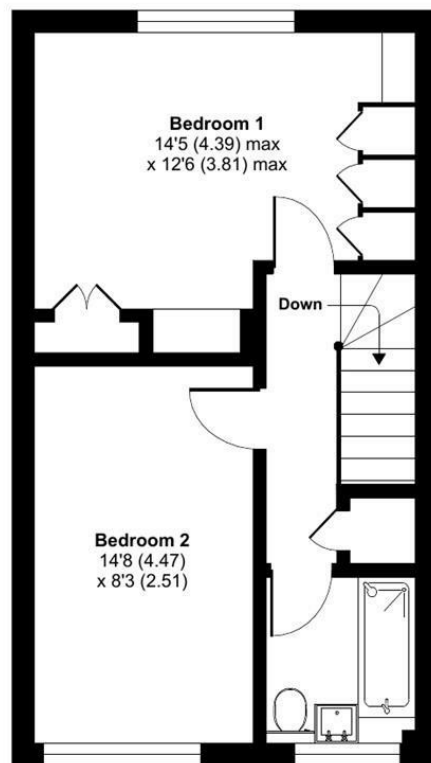
Band E

SERVICES

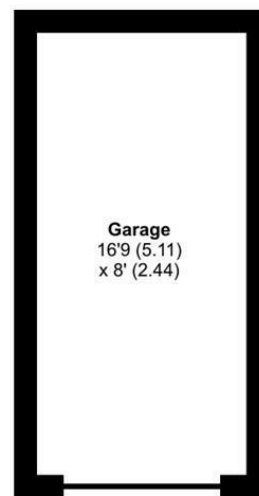
Mains water, electricity, mains drainage
gas central heating



GROUND FLOOR



FIRST FLOOR



14th November 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 937016

CG GUILDFORD OFFICE

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DIRECTIONS

Post code ref - GU1 2DU

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

