



36 High View Road, Onslow Village, Guildford, Surrey, GU2 7RT



**36 HIGH VIEW ROAD, ONSLOW VILLAGE,  
GUILDFORD, SURREY, GU2 7RT**

DETACHED FAMILY HOME

THREE BEDROOMS

KITCHEN/BREAKFAST ROOM

OPEN-PLAN LIVING THROUGH  
DINING ROOM

POTENTIAL TO MODERNISE

SOUTH-EASTERLY FACING  
GARDEN

POPULAR ONSLOW VILLAGE  
AREA

CLOSE TO CENTRAL  
GUILDFORD

EASY ACCESS TO THE A3

EPC: D



**A superb family home allowing the incoming purchaser the opportunity to update and modernise; situated in the popular Onslow Village area of Guildford, nearby to Guildford's High Street, Surrey University, Royal Surrey Hospital and the A3.**

**THE PROPERTY**

A detached 1950's property with a split-level south-easterly facing garden, an attached garage and driveway parking. The property offers potential to modernise and extend over the garage as others have done in the road in order to provide increased living accommodation, subject to the usual consents. Situated in the popular Onslow Village area of Guildford, allowing easy access to local schools, Surrey Research Park, Surrey University and the A3.

Accommodation comprises: covered entrance porch; entrance hall with under stair storage cupboard; kitchen fitted with a range of wood wall and base units with laminate worktops, vinyl flooring and open-plan to the adjacent breakfast room; downstairs cloakroom; dining room with sliding doors opening to the rear garden; living room with feature bay window, gas fire with recessed alcoves to both sides. Upstairs, bedroom one with built-in wardrobes; bedroom two, additional double room with built-in wardrobe; bedroom three, a single room; bathroom fitted with a white suite including bath, basin with vanity unit under; heated towel rail and fully-tiled walls; separate W.C.



## THE GROUNDS

To the front of the property, there is a sloping driveway with an off-street parking space and giving access to the attached single garage. There are steps up to the front entrance flanked by a tiered front garden with established plants and shrubs. The attractive rear garden enjoys a sunny south-easterly aspect and is tiered with a lower terraced area with side gate accessing the front of the property and door with rear access to the garage. Steps lead up to an area mostly laid to lawn with mature shrubs, a garden shed, all enclosed by hedgerow.

## 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. 40 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 Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, 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 | 1.8 miles

GUILDFORD MAINLINE STATION | 1.7 miles

FARNHAM | 9 miles

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

CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 27 miles

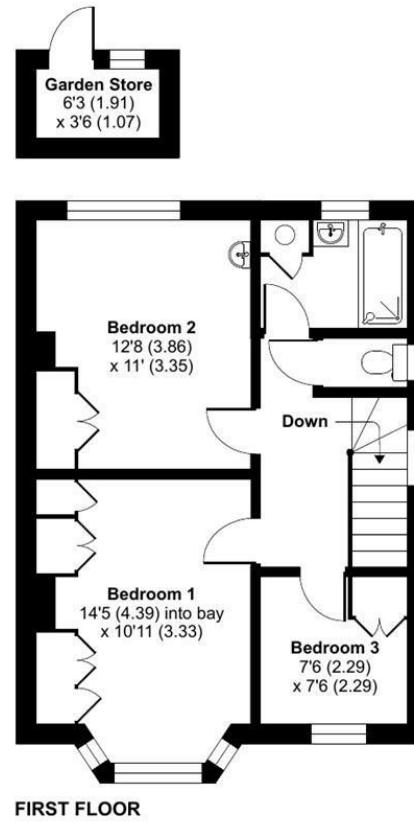
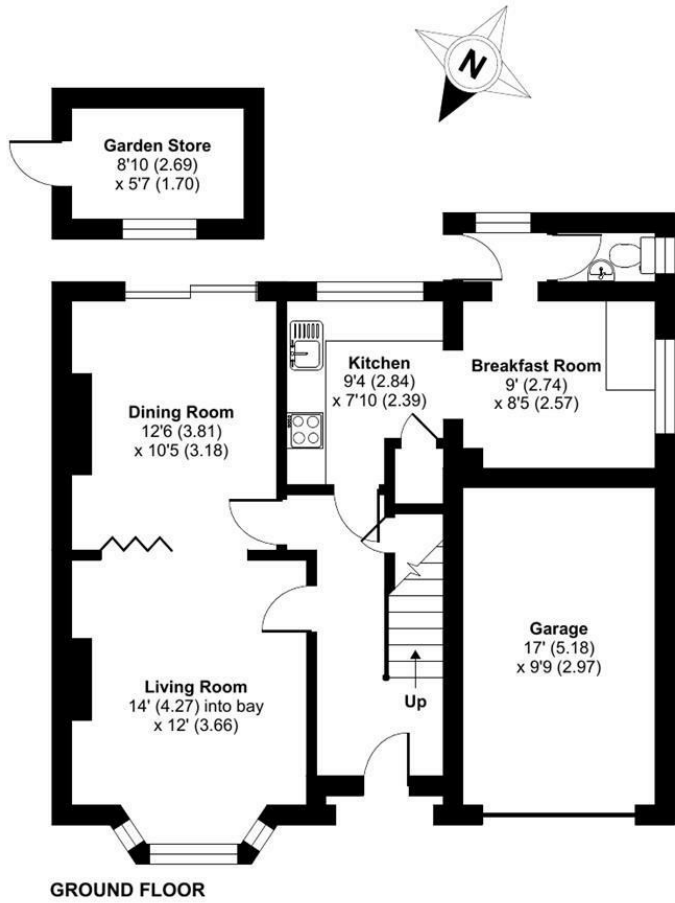
# High View Road, Guildford, GU2

Approximate Area = 1285 sq ft / 119.4 sq m (includes garage)

Outbuilding = 72 sq ft / 6.7 sq m

Total = 1357 sq ft / 126.1 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

All mains services connected

21st September 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Clarke Gammon. REF: 1027506

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU2 7RT)

## 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

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