



98 Rydes Hill Road, Guildford, Surrey, GU2 9UG

CLARKE  GAMMON

98 RYDES HILL ROAD, GUILDFORD, SURREY, GU2 9UG

DETACHED CHARACTER
PROPERTY

TWO RECEPTION ROOMS

ATTACHED GARAGE

NEARBY LOCAL SHOPS

NO ONWARD CHAIN

THREE BEDROOMS

POTENTIAL TO REFURBISH
AND UPDATE

DRIVEWAY ALLOWING OFF-
STREET PARKING

EASY ACCESS TO
GUILDFORD'S TOWN CENTRE

EPC: D



An attractive detached character property with an attached single garage and large frontage allowing off-street parking for numerous vehicles; located within easy reach of Guildford's town centre.

THE PROPERTY

A detached character home with an attached single garage, which would allow any incoming purchaser the opportunity to update. It is located nearby to local shops in Stoughton and less than 3-miles from Guildford's town centre.

Accommodation comprises: entrance hallway with under stair storage cupboard and laminate wood flooring; downstairs cloakroom; living room with square bay window and open fireplace with brick surround; dining room with feature fireplace, laminate wood flooring and doors opening to rear garden; kitchen open-plan to dining room fitted with a range of cream units, wood worktops and ceramic tiled flooring. Upstairs, two double bedrooms with cast iron feature fireplaces; bedroom 3, single room with wardrobe; bathroom fitted with a white suite comprising P-shaped bath, basin, W.C., heated towel rail, fully tiled walls and laminate wood flooring.



THE GROUNDS

To the front of the property, there is a shingle drive allowing off-street parking for a number of vehicles and gives access to the attached single garage. There is an area laid to lawn with hedged perimeter allowing a good degree of seclusion. The rear garden has paved patio areas with the remainder laid to lawn with fenced perimeter.

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 | 2.7 miles

WOKING | 6 miles

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

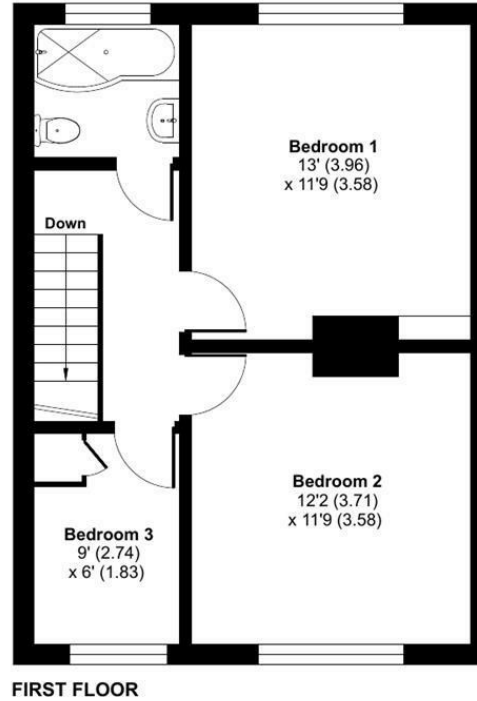
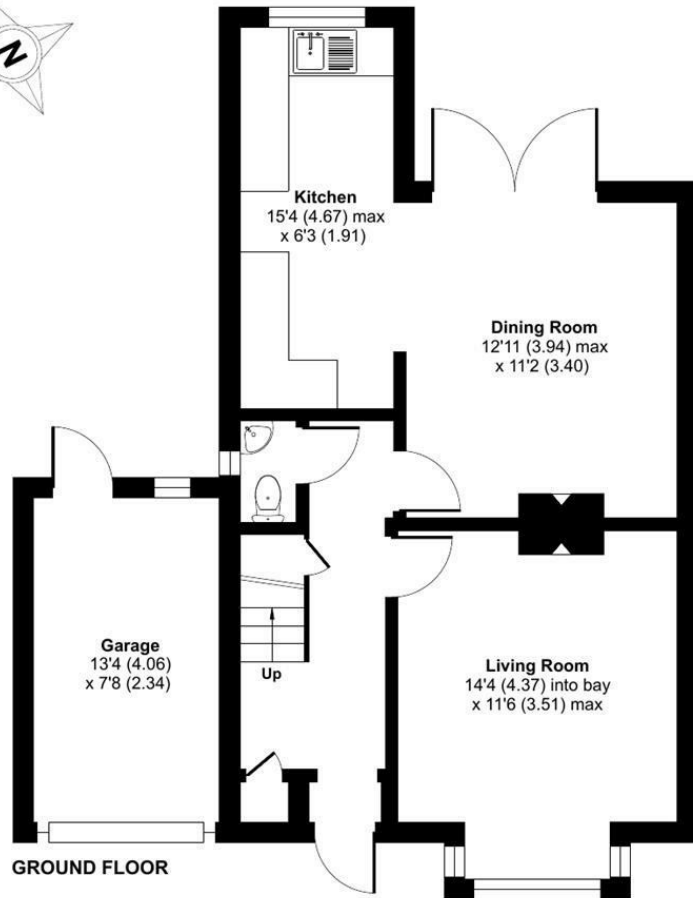
CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 22 miles

GATWICK AIRPORT | 27 miles

Rydes Hill Road, Guildford, GU2

Approximate Area = 983 sq ft / 91.3 sq m
 Garage = 102 sq ft / 9.4 sq m
 Total = 1085 sq ft / 100.7 sq m
 For identification only - Not to scale



LOCAL AUTHORITY
 Guildford Borough Council

COUNCIL TAX
 Band: E

SERVICES
 All mains services connected

23rd November 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	75
(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). © nrichcom 2023. Produced for Clarke Gammon. REF: 1057387

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DIRECTIONS
 SAT NAV REF: (Post Code: GU2 9UG)

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

