



Flat 4 - Stoke Grange, 23 Clandon Road, Guildford, Surrey, GU1 2DR

CLARKE



GAMMON

**FLAT 4 - STOKE GRANGE, 23 CLANDON ROAD,
GUILDFORD, SURREY, GU1 2DR**

GROUND FLOOR GARDEN
FLAT

1.5 BEDROOMS

MODERN KITCHEN & WET
ROOM

NEW SASH DOUBLE GLAZED
WINDOWS

QUIET RESIDENTIAL AREA

BEAUTIFUL PERIOD
CONVERSION

LARGE RECEPTION ROOM

HIGH CEILINGS

PRIVATE COURTYARD GARDEN

EPC: E



**A delightful ground floor flat forming
part of a stunning refurbished
character building; ideally located in
a sought-after residential road, just
moments from the High Street and
London Road station.**

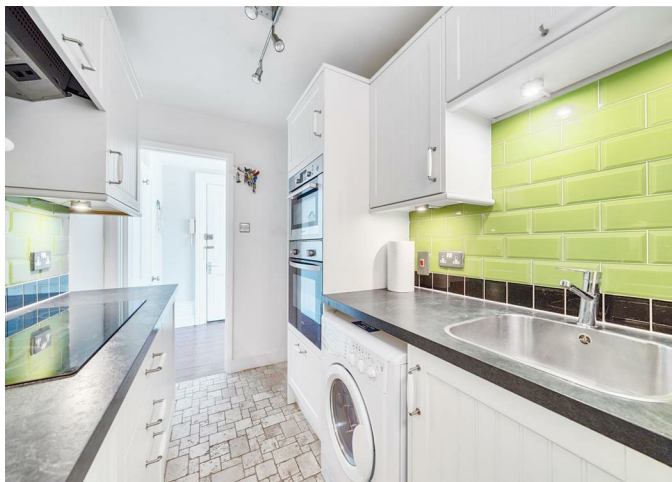
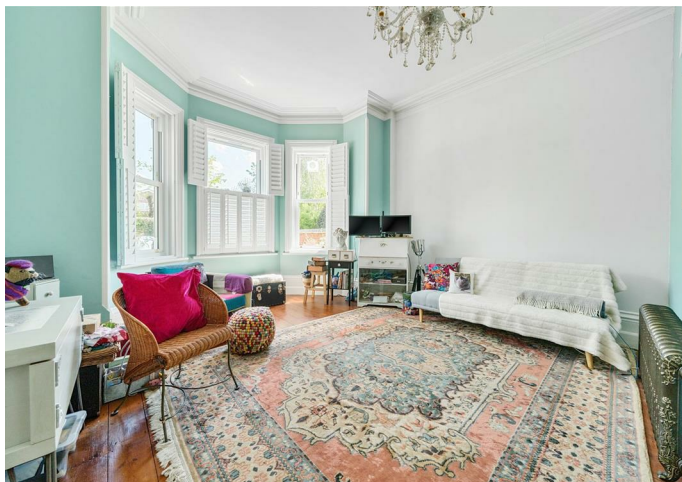
Beautiful ground floor character flat, presented in excellent condition throughout with many fine features including original wooden floors throughout, high ceilings and large bay window. It forms part of a stunning refurbished character building with private parking in a quiet residential area. The property is ideally located in a sought-after residential road close to Guildford's upper High Street, London Road train station and the open space of Stoke Park with 128 acres of award-winning parkland.

Accommodation comprises: entrance hallway; generous living room; modern fitted kitchen fitted with a range of white units with laminate worktops, double oven, electric hob with extractor fan above and Travertine tiled floor; spacious bedroom with a charming bay window with doors providing direct access to the private garden; single bedroom/study; wet room with walk-in shower, wash hand basin, W.C., and heated towel rail. Other noteworthy points include: cast iron radiators; four large overhead storage cupboards; private parking space to the front of the building; superb residential location just minutes from the centre of town.

Lease: 965 years remaining

Service/Maintenance Charge: £1,200 per annum (£100 PCM)

Ground Rent: £NIL (Share of Freehold)



THE GROUNDS

The flat has it's own delightful garden with a paved terrace area, flower/shrub beds, shingled borders and secure fenced perimeter.

To the front of the building, there is private parking with unallocated spaces.

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 | 0.4 miles

LONDON ROAD STATION | 0.2 miles

GUILDFORD MAINLINE STATION | 1.1 miles

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

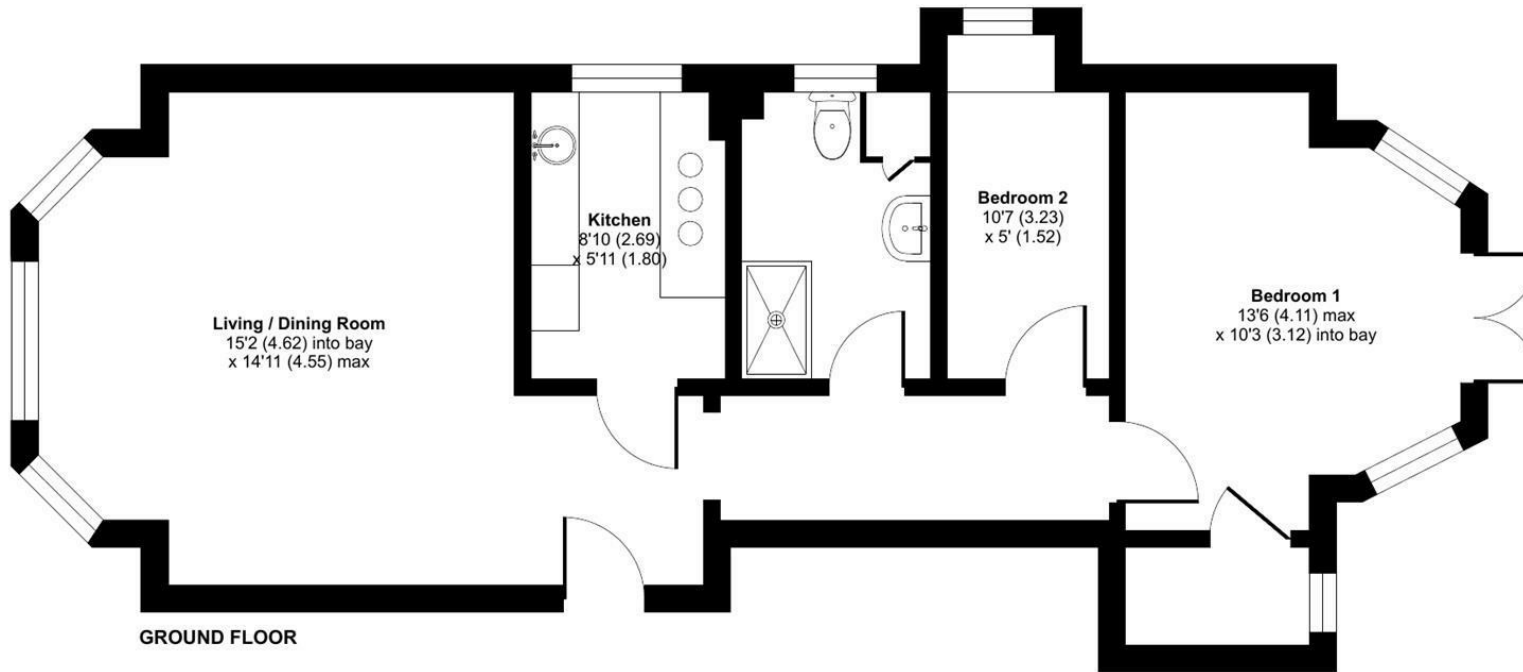
GATWICK AIRPORT | 32 miles

CENTRAL LONDON | 31 miles

Clandon Road, Guildford, GU1

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX


Band: C

SERVICES

All mains services connected

3rd May 2024

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: (Post Code: GU1 2DR)

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

