



10 The Piccards, Chestnut Avenue, Guildford, GU2 4DW

CLARKE  GAMMON
1919

**10 THE PICCARDS, CHESTNUT AVENUE,
GUILDFORD, SURREY, GU2 4DW**

APARTMENT FOR THE OVER
55'S

NEWLY FITTED KITCHEN

NEW BOILER FITTED
FEBRUARY 2024

SET IN MANICURED
GROUNDS

SHORT STROLL (0.7 MILES) TO
THE HIGH STREET

LARGE RECEPTION ROOM

2 DOUBLE BEDROOMS

SOUTHERLY ASPECT
BALCONY

ALLOCATED PARKING

EPC: C



**Offered with no onward chain, this
spacious 2-bedroom retirement flat
with a private balcony in beautiful
grounds, the location offering
convenient access to Guildford's High
Street, mainline station and the River
Wey.**

Situated in a well-maintained development exclusively for the over 55s, this generously proportioned two double bedroom first-floor retirement flat offers a fantastic opportunity to create a comfortable and personalised home. Set within beautifully manicured communal gardens, the property benefits from a brand new kitchen, a new boiler fitted in February 2024, and a recently extended 999-year lease. Although the property would benefit from some light cosmetic refurbishment, it is ready to move into and provides a great foundation for a stylish, low-maintenance lifestyle. Located within walking distance of Guildford's historic town centre and the picturesque River Wey, it offers the perfect blend of peaceful living with convenient access to amenities.

Accommodation includes: Private entrance with stairs leading to the first-floor hallway featuring built-in storage and loft access; spacious living/dining room with sliding doors opening to a sunny aspect balcony; recently fitted contemporary kitchen with grey cabinetry, wood-effect laminate worktops, integrated double oven, 4-ring electric hob and extractor fan above; two generous double bedrooms, one with built-in wardrobes; 3-piece shower room with Aqualisa shower system.

This property offers an excellent downsizing opportunity or peaceful retirement home in a highly desirable location. Offered to the market with no onward chain.



THE GROUNDS

There are very well maintained grounds and landscaped communal areas. The property benefits from a private balcony which enjoys a southerly aspect. Allocated residents parking is available along with ample visitor parking.

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 | 0.7 miles

GUILDFORD MAINLINE STATION | 0.8 MILES

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

GODALMING | 4 miles

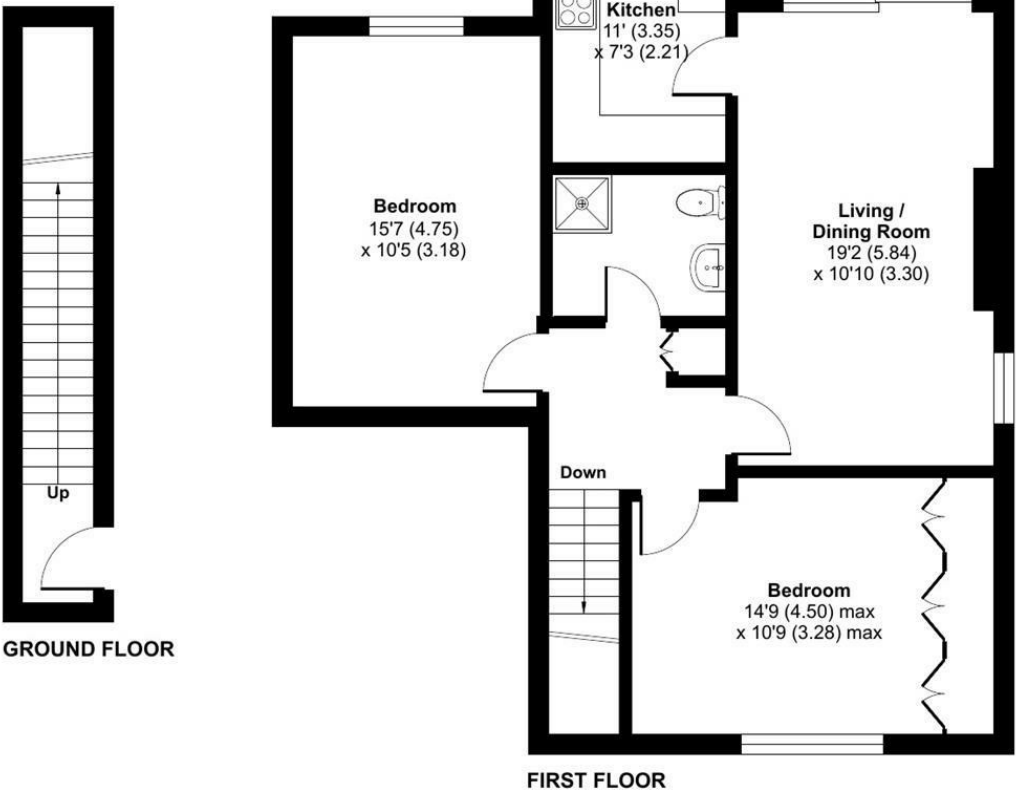
CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 24 miles

Chestnut Avenue, Guildford, GU2

Approximate Area = 851 sq ft / 79.1 sq m

For identification only - Not to scale



LOCAL AUTHORITY

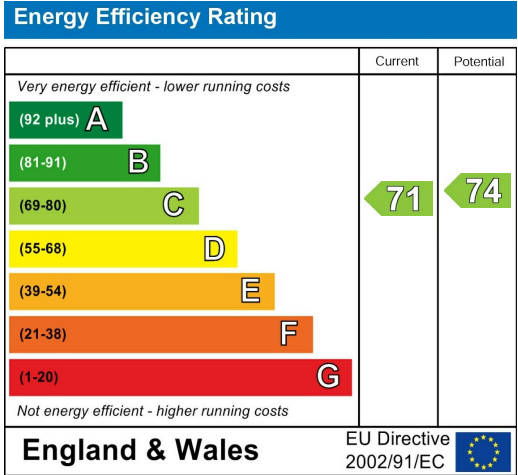
Guildford Borough Council

COUNCIL TAX

Band: E

SERVICES

All mains services connected



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1182910

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU2 4DW)

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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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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