



19 Drummond Road, Guildford, Surrey, GU1 4NT



## 19 DRUMMOND ROAD, GUILDFORD, SURREY, GU1 4NT

- SPACIOUS SPLIT-LEVEL MAISONETTE
- SHAKER STYLE KITCHEN
- GARAGE
- CONVENIENTLY LOCATED WITHIN 0.6 MILES OF GUILDFORD TOWN CENTRE AND MAINLINE STATION.
- 2 DOUBLE BEDROOMS
- MODERN 3-PIECE BATHROOM
- OFF-STREET PARKING – FIRST-COME BASIS
- EPC: C

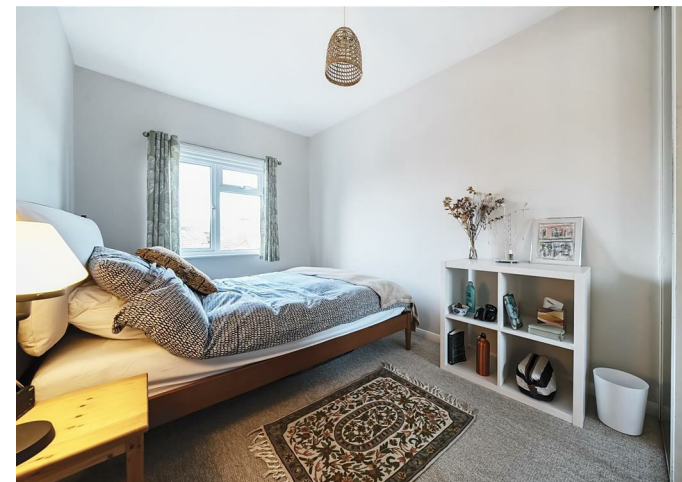


**A well-maintained maisonette  
that would make an ideal first-  
time purchase, conveniently  
situated close to the amenities of  
Guildford town centre.**

### THE PROPERTY

This bright and spacious maisonette offers well-proportioned accommodation arranged over two levels. The property benefits from a garage, along with off-street parking offered on a first-come basis. It has been meticulously maintained and would make an ideal first-time purchase. The property is conveniently located in a popular residential area just a few moments from Guildford's town centre and mainline train station.

Accommodation comprises: Spacious hallway with understairs storage; kitchen equipped with cream shaker style units, integrated electric oven and hob with cooker hood, stainless steel sink and provision for a freestanding washing machine and under counter fridge; L-shape lounge/diner; 2 double bedrooms, one of which benefits from an integrated storage. Completing the package is a modern 3-piece bathroom and a further storage cupboard on the landing.



## OTHER POINTS

The property benefits from a garage in a nearby block.

Non-allocated residents parking is available on a first-come basis.

Lease: 976 years

Ground Rent: £0 - share of freehold

Service/Maintenance charge: £50 per month (£600 per annum)

## 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 has 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 direct access to Gatwick, 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 TOWN CENTRE | 0.5 miles

GUILDFORD MAINLINE STATION | 0.6 miles

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

GODALMING | 4 miles

CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 24 miles



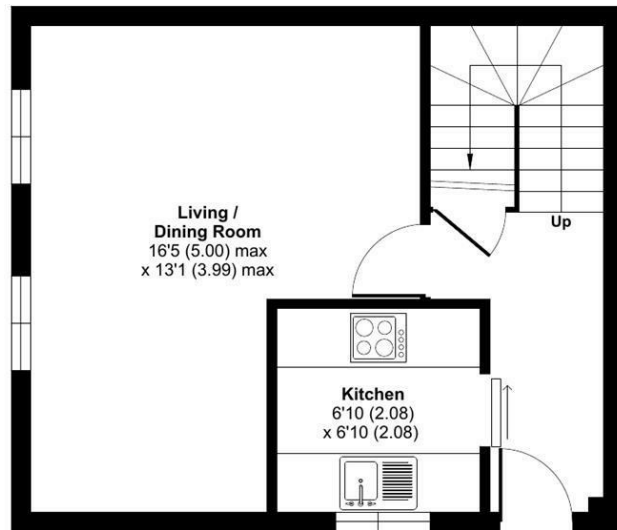
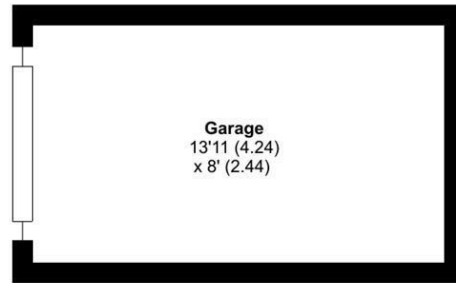
## Drummond Road, Guildford, GU1

Approximate Area = 634 sq ft / 58.8 sq m

Garage = 112 sq ft / 10.4 sq m

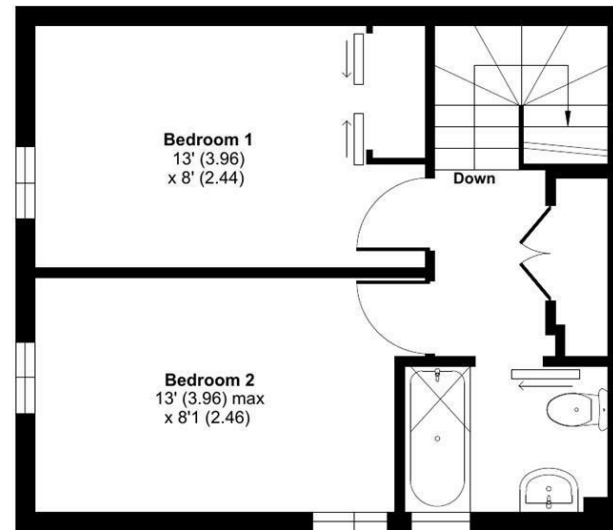
Total = 746 sq ft / 69.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2024. Produced for Clarke Gammon. REF: 1226611



FIRST FLOOR

### LOCAL AUTHORITY

Guildford Borough Council

### COUNCIL TAX

Band C

### SERVICES

Mains water, electricity, mains drainage  
gas central heating

### 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>	75	77
(55-68) <b>D</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	

### CG GUILDFORD OFFICE

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### DIRECTIONS

### 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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HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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