



64 Stoke Road, Guildford, Surrey, GU1 4HR

## 64 STOKE ROAD, GUILDFORD, SURREY, GU1 4HR

SEMI-DETACHED VICTORIAN  
PROPERTY

TWO RECEPTION ROOMS

THREE BEDROOMS

PRETTY & MATURE REAR  
GARDEN

CLOSE TO ALL AMENITIES

VERY NICELY PRESENTED  
HOME

DOWNSTAIRS BATHROOM

BASEMENT

TOWN CENTRE LOCATION

EPC: D



**An attractive semi-detached  
Victorian house, conveniently  
situated in the centre of  
Guildford, just a short stroll from  
the Waitrose store, High Street  
and both railway stations.**

### THE PROPERTY

This attractive semi-detached Victorian home with a striking Gable pitched roof is very nicely presented throughout and also benefits from a basement. The property is situated in the centre of Guildford, just a short stroll from the High Street, Stoke Park Gardens and both railway stations are close by.

Accommodation comprises: entrance hallway with under stair storage cupboard; living room with bay window and laminate wood flooring; dining room, laminate wood flooring and French doors opening to rear garden; kitchen fitted with a range of units and laminate gloss worktops, integrated double oven, hob and extractor fan above and ceramic tiled flooring; downstairs bathroom re-fitted with a modern white suite comprising bath with shower above, basin, W.C. and fully tiled splashback areas. Upstairs, there are three bedrooms, two of which are doubles with laminate wood flooring and a further single bedroom/store room through bedroom one. Furthermore, there is a useful wood-panelled basement with laminate wood flooring and currently used for storage.



## THE GROUNDS

To the front of the property, there is a small front garden with a pathway to the entrance at the side. The pretty rear garden has a terrace and remainder laid to lawn featuring a brick pathway and established flower/shrub borders extending down the side of the property, secure fenced perimeter and side gate accessing the front of the property.

## 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 | 0.3 miles

LONDON ROAD STATION | 0.3 miles

GUILDFORD MAINLINE STATION | 0.6 miles

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

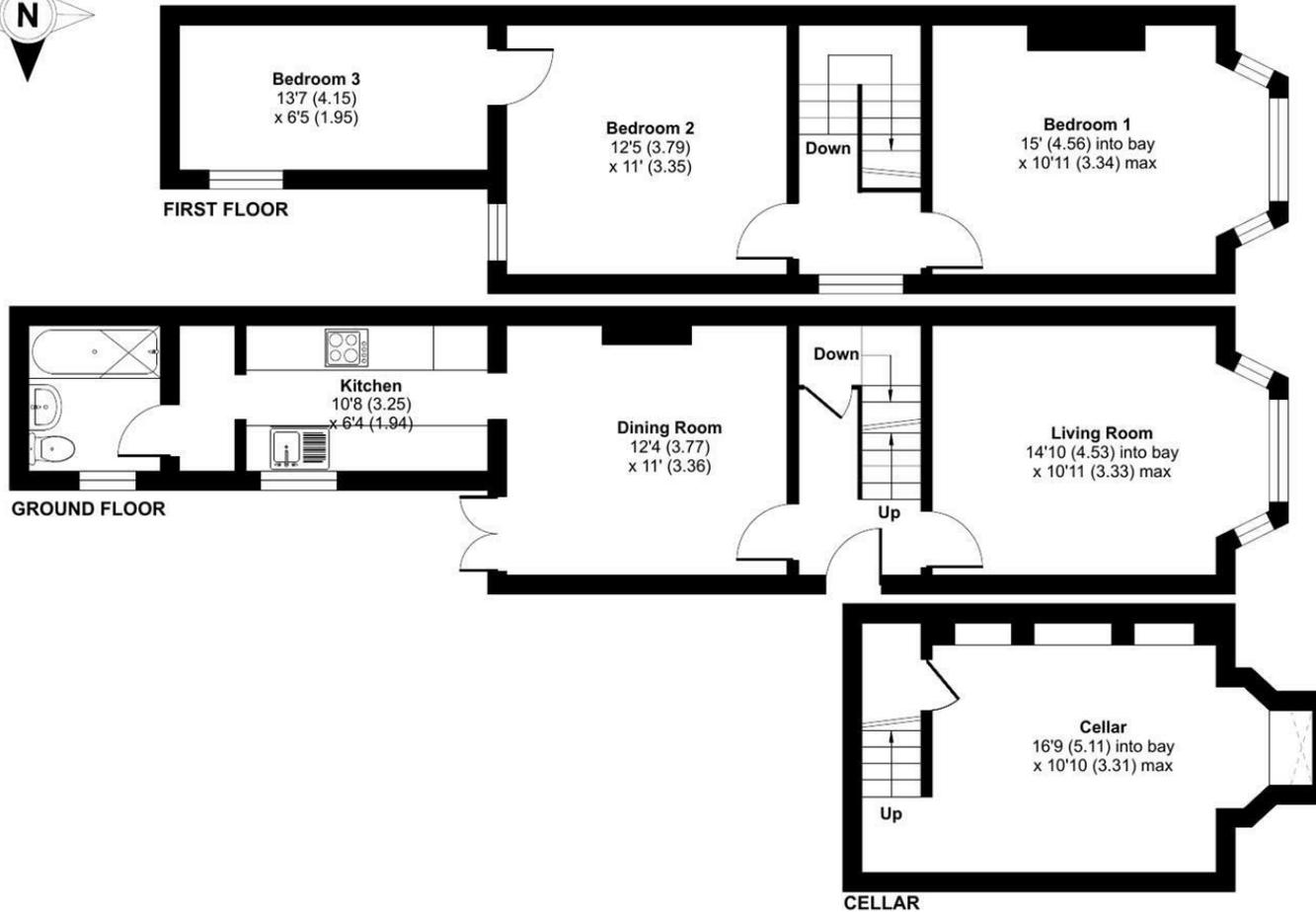
CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

# Stoke Road, Guildford, GU1

Approximate Area = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: D

## SERVICES

All mains services connected

2nd June 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Clarke Gammon. REF: 1269174

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU1 4HR)

## 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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