



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£950,000

16, Iveagh Road

Guildford, GU2 7PU

In a convenient and very sought after residential road within walking distance of the station, the downs and Guildford County School - a tile hung 1930's detached house which has been updated and extended, set within a mature 0.15 acre garden

PROPERTY SUMMARY

16 Iveagh Road is an attractive tile hung detached character house built, we believe, in 1935, which has been modernised throughout and extended on the ground floor by the present owners. The first floor remains in its original configuration, although the large chimney breast has been removed from the main bedroom, and a shower has been installed in the bathroom. On the ground floor there is an entrance hall with cloakroom, a reception room with bay window on the front and an extended rear reception room with glazed doors to a patio and garden. The kitchen has also been extended and now provides excellent, well lit spaces, also with a door to the garden. At the front there is a driveway, a small front garden and the garage. Access down the side of the property leads to the rear garden which extends to approximately 110 feet in length with areas of lawn, mature shrubs and trees and a vegetable section at the very rear with greenhouse and outbuilding.

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Iveagh Road, Guildford

Approximate Gross Internal Area
Ground Floor = 72.1 sq m / 776 sq ft
First Floor = 55.8 sq m / 601 sq ft
(Including Eaves Storage)
Garage = 11.6 sq m / 125 sq ft
Total = 139.5 sq m / 1502 sq ft

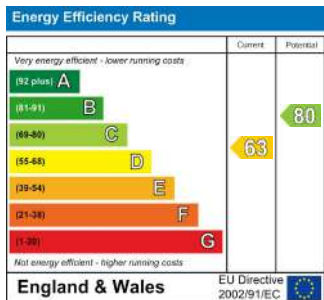


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



DIRECTIONS

From Guildford's one way system, take the Farnham Road, over the railway bridge and straight over the mini roundabout. Continue up the hill, passing Farnham Road Hospital on the right and County School on the left and turn right into Agraria Road. Turn first left into Poltimore Road and first right into Iveagh Road, where 16 will be found towards the end on the right.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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