



40 GUILDOWN ROAD
Guildford, GU2 4EY



HILL CLEMENTS

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In an exclusive private road which adjoins the Downs, with a lovely southerly outlook, only a mile from the station and the High Street – this four bedroomed detached home offers plenty of potential.

- 4 BEDROOMS
- 2 BATHROOMS
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- STUDY
- KITCHEN
- UTILITY ROOM
- DOUBLE GARAGE & AMPLE PARKING
- MATURE 0.3 ACRE GARDEN

Main line station (Waterloo 38 mins) – 1 mile
High Street – 0.75 mile

The Location

Guildown Road is a highly regarded private no through residential road of individual houses only one mile from the station. This part of the road runs onto rolling farmland at the end and there are lovely country walks nearby. The elevated location also provides lovely views to the Chantry Woods and provides easy access to the town, being within a mile of the historic High Street with its excellent range of shops, restaurants and bars. For commuters there is a footpath at the top of Guildown Road leading through to The Mount which provides a short cut to the station. All the facilities of the town are therefore within walking distance, including many of Guildford's most popular schools and this peaceful yet convenient location is a perfect balance of town and country living.

The Property

Built in the early 1960s, 40 Guildown Road, is set in an elevated position and enjoys a southerly outlook towards woodland. The house has been in the same ownership for 38 years and offers well laid out accommodation that could lend itself for extension or modification subject to any necessary consents. The driveway runs all the way up to the front of the house with a double garage and parking area set lower down. The sitting room and study overlook the front garden and a dining room was added at the back of the house by previous owners. There is another access from the car port to a utility room which is adjacent to the kitchen. On the first floor the main bedroom has a small dressing area and ensuite.

Directions

From Guildford's one way system take the A3100 Portsmouth signed to Godalming, for about 0.4 mile and turn right after a pedestrian crossing into Guildown Road. Carry on up the road and continue straight on at the sharp right bend into a continuation of Guildown Road where No 40 will be found after a short distance on the right hand side.

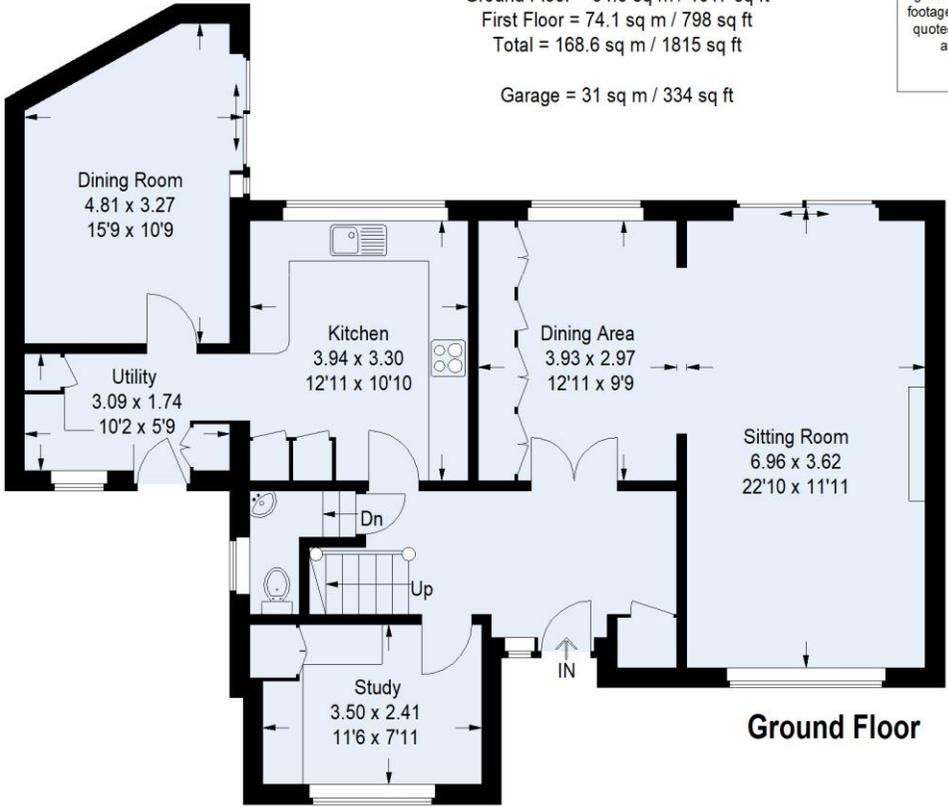
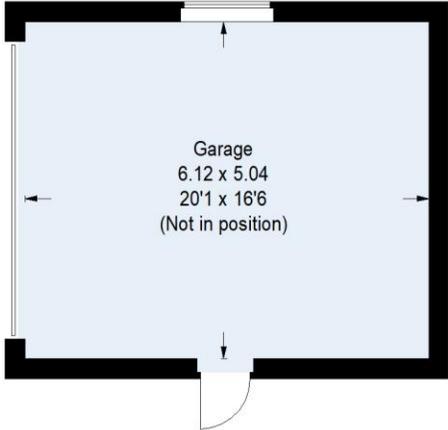




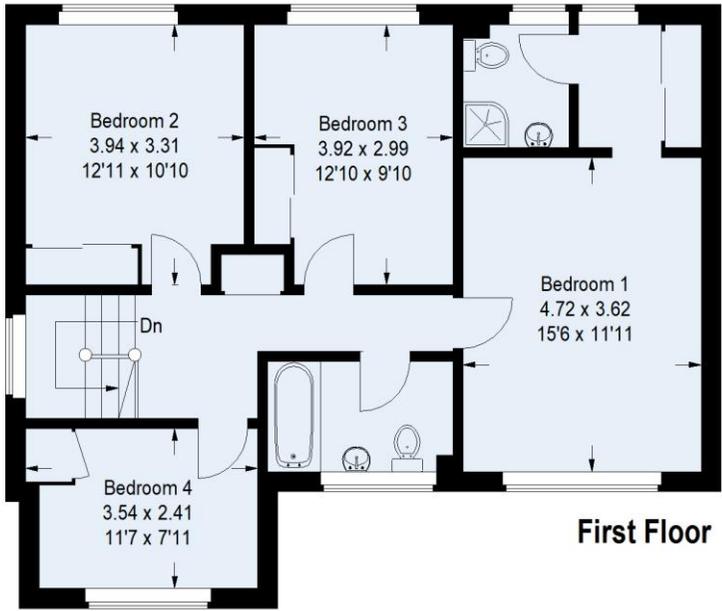
Approximate Gross Internal Area
Ground Floor = 94.5 sq m / 1017 sq ft
First Floor = 74.1 sq m / 798 sq ft
Total = 168.6 sq m / 1815 sq ft

Garage = 31 sq m / 334 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.



Ground Floor



First Floor

