



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,749,500

42, Epsom Road

Guildford, GU1 3LF

A superb detached Victorian Villa, impeccably stylishly presented and completely renovated throughout, with many period features, now perfectly set up for modern family living, right in the centre of Guildford, just a couple of hundred metres from Guildford High Street.

PROPERTY SUMMARY

A truly superb family home, the likes of which don't become available for sale all that often. Located in the Waterden Road Conservation Area this fantastic property has accommodation over four floors, with four double bedrooms, the principal bedroom including a beautiful en-suite with fitted cabinetry from Neptune. The upper ground floor has two spacious reception rooms, each with bay windows and high ceilings, along with decorative corning and picture rails.

On the lower ground floor a large kitchen/dining room, with fitted units from Neptune, really is the heart of the home. Bi-fold doors bring in plenty of light and give access to the south facing rear garden. Also on this floor is a relaxing family/TV room, with plenty of cleverly fitted storage. Practicalities are by no means forgotten with a separate utility room, leading to a shower room.



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This handsome property is situated in an incredibly convenient location in the heart of the town and within a short walk of all its excellent amenities. The historic High Street with its shops, restaurants, pubs and bars is just a very short walk. The wide open spaces of the Downs are nearby, providing miles of lovely walks and incredible views. Both the London Road and mainline railway stations are easily accessible. A large choice of excellent local schools are within easy reach.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.







Outside, the rear of the property faces directly south, meaning the attractive walled garden is often in full sun. There is a spacious entertaining terrace across the full width of the property, leading to a well kept lawn and mature borders. A large summer house provides useful extra storage. A driveway providing off-street parking for two vehicles is located at the rear of the property.

Guildford mainline station - 0.9mile

Guildford High School for Girls - 0.4mile

Royal Grammar School - 0.4mile

London Road railway station - 0.3mile

Heathrow Airport - 22miles

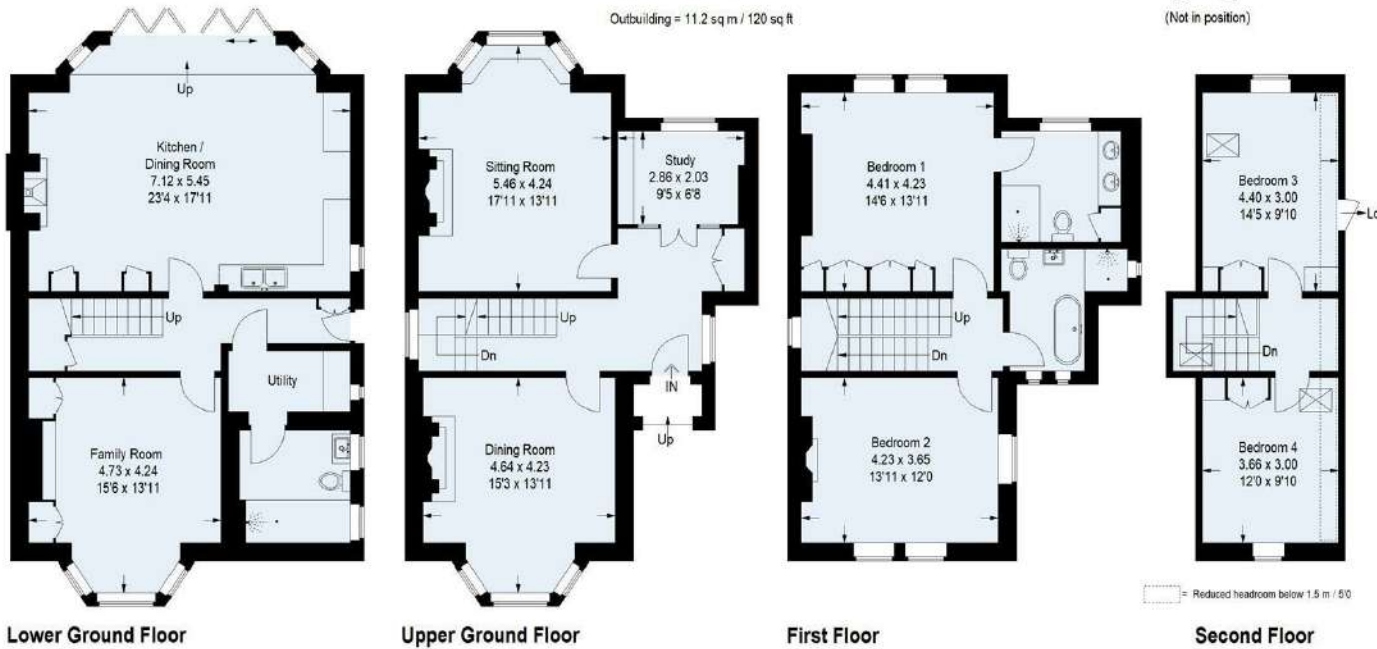
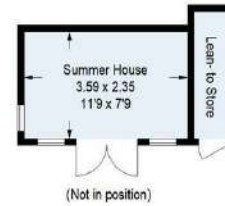


DIRECTIONS

From the upper High Street, head east, and when you reach the mini-roundabout by GLive, take the second exit along Epsom Road. Number 42 will be found after a couple of hundred metres on your right, before you reach the traffic lights.

Epsom Road, Guildford

Approximate Gross Internal Area
 Lower Ground Floor = 79.0 sq m / 850 sq ft
 Upper Ground Floor = 60.7 sq m / 653 sq ft
 First Floor = 56.6 sq m / 609 sq ft
 Second Floor = 30.9 sq m / 333 sq ft
 Total = 227.2 sq m / 2445 sq ft
 Outbuilding = 11.2 sq m / 120 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.

LOCAL AUTHORITY
 Guildford Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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