



45 Springfield Road

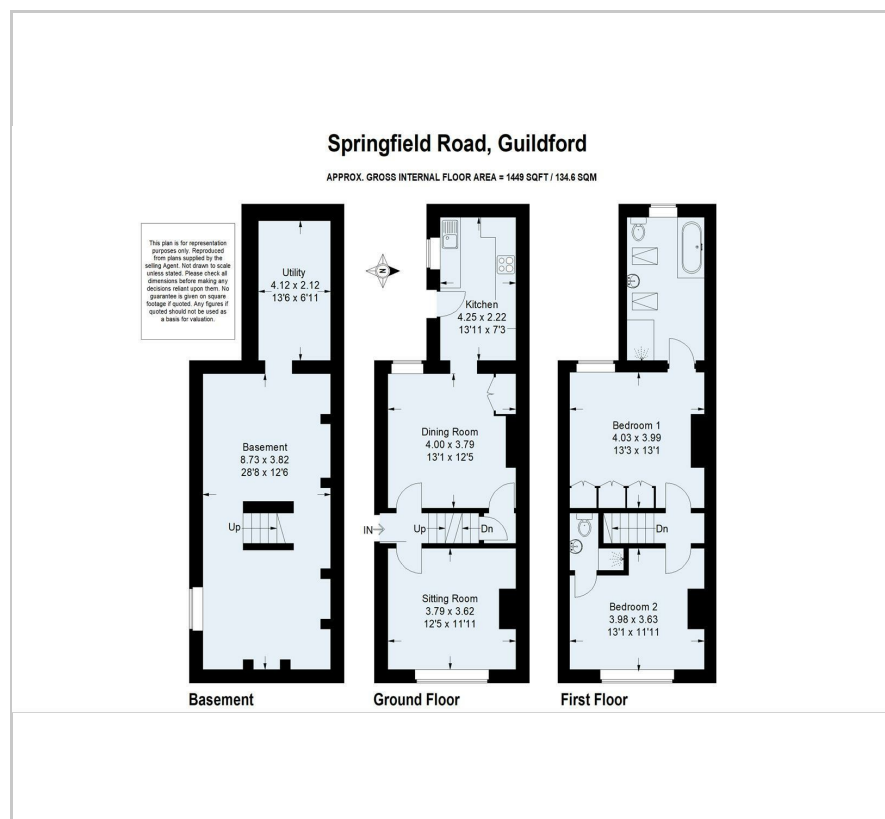
Guildford, GU1 4DW

Price Guide £575,000



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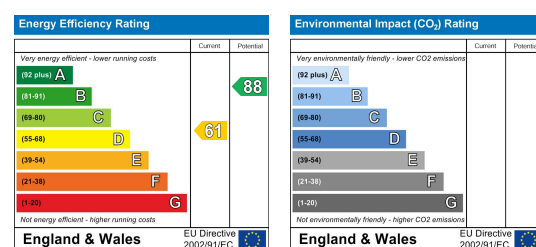
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hill Clements Office on 01483 300300 if you wish to arrange a viewing appointment for this property or require further information.

- 1449sq ft
- 2 Bedrooms
- En-suite bathrooms to both bedrooms
- Sitting room
- Dining room
- Kitchen
- Large basement extending under entire property
- West backing rear garden

Located in a no through road, just a short walk from Guildford High Street, this attractive Victorian town house has well-proportioned accommodation over three floors.

Springfield Road is a quiet residential road of mainly Victorian properties situated in the heart of Guildford, ideally situated within easy walking distance of all the town's excellent amenities. The High Street and Waitrose are only a few hundred yards away, with London Road railway station within a short distance and the main line station with its faster service to Waterloo less than a mile away, ensuring it offers an ideal and convenient lifestyle choice.

An attractive, and well-presented Victorian property, within a short walk of the town centre and London Road station. The property retains character throughout, and offers well-proportioned rooms, with a sitting room, dining room, and kitchen on the ground floor, and two-bedroom suites on the first floor, the larger en-suite bathroom has been recently completely refitted and upgraded by the present owner. The property also has a double basement which offers tremendous potential for conversion in to additional living accommodation.

Outside the west backing rear garden has been landscaped and offers a terrace, with steps down to the lower garden, which has an area of lawn as well as an additional patio



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