



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£750,000

4, Park Road

Guildford, GUI 4PH

A beautifully presented three-bedroom semi-detached period home arranged over four floors, lovingly updated by the current and previous owners, the property seamlessly blends charming character features with stylish contemporary living. Ideally positioned in a peaceful cul-de-sac in the heart of Guildford town centre. Park Road enjoys an enviable location just moments from the town's excellent shopping, restaurants, cafés, and mainline station.

PROPERTY SUMMARY

The heart of the home is the impressive open-plan kitchen and breakfast room, thoughtfully designed to maximise natural light and create an inviting space for everyday living and entertaining. A separate reception room offers a cosy retreat, complete with original character features and a working fireplace. The first floor comprises two bedrooms, including a generous double with extensive fitted storage and a well-proportioned single bedroom. The immaculate family bathroom is beautifully appointed with both a separate bath and walk-in shower. Occupying the entire second floor, the principal bedroom offers a peaceful sanctuary with excellent built-in storage. Outside, the attractive rear garden is predominantly laid to lawn with a patio terrace, providing the perfect setting for al fresco dining and entertaining. A cleverly designed storage room, accessed from both the front of the house and the garden, offers excellent practicality, complemented by an additional garden shed.



3



2



3

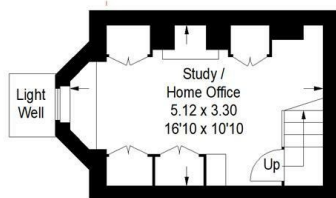




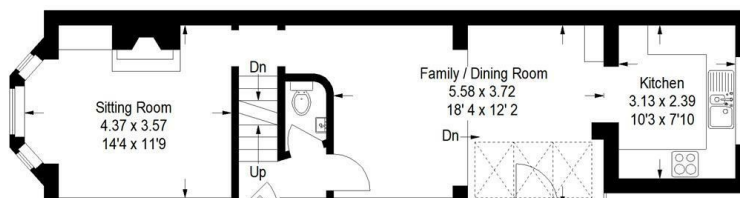
Park Road, Guildford

Approximate Gross Internal Area
 Basement = 15.2 sq m / 161 sq ft
 Ground Floor = 50.2 sq m / 540 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Second Floor = 22.0 sq m / 237 sq ft (Excluding Eaves Storage)
 Covered Store = 3.8 sq m / 41 sq ft
 Total = 126.3 sq m / 1359 sq ft

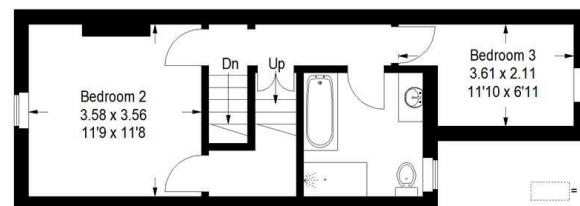
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



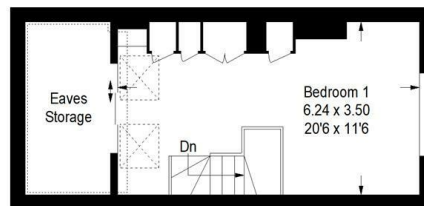
Basement



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0



DIRECTIONS

From the centre of Guildford head along Stoke Road, and turn in to Park Road, which is the second turning on your left, follow the road along and number 4 will be found towards the end on your right hand side.

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	

TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX BAND
D

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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