



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£750,000

20, Baillie Road

Guildford, GUI 3LN

This pretty Victorian home has been extensively renovated and stylishly presented by the current owners, with adaptable accommodation over three floors. Located in a delightful and quiet road, alongside similar properties, part of the Charlotteville Conservation Area. Guildford's bustling High Street is only a few hundred metres away, with a wide array of retail and leisure options. A number of highly regarded schools are nearby, as well as miles of open countryside.

PROPERTY SUMMARY

The traditional layout remains with a bright sitting room at the front of the property, and a second reception in the middle, which leads to a completely refitted kitchen, with separate utility area and shower room. On the first floor there are two separate double bedrooms, one of which includes a fabulous en-suite bathroom. A recently constructed loft conversion adds a third bedroom and useful storage space. Outside the rear garden is a peaceful sanctuary, incorporating a raised patio area closest to the house, and then a lawn with mature borders, enjoying a south westerly aspect to take full advantage of the sun during the day and evening. At the end of the garden is a fantastic studio, perfect for use as a home office.



3



2



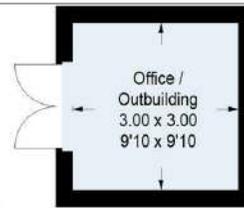
2



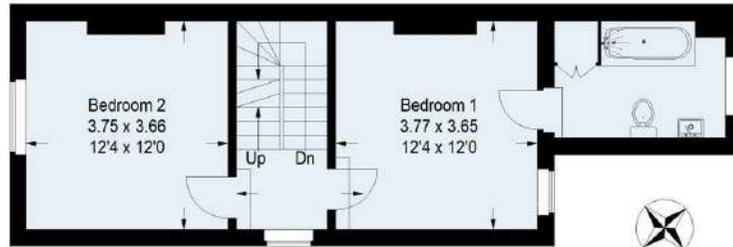


Baillie Road, Guildford

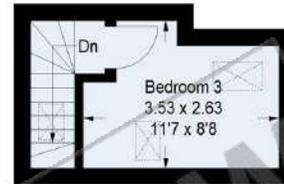
Approximate Gross Internal Area = 101.2 sq m / 1090 sq ft
 Outbuilding = 9.0 sq m / 97 sq ft
 Total = 110.2 sq m / 1187 sq ft



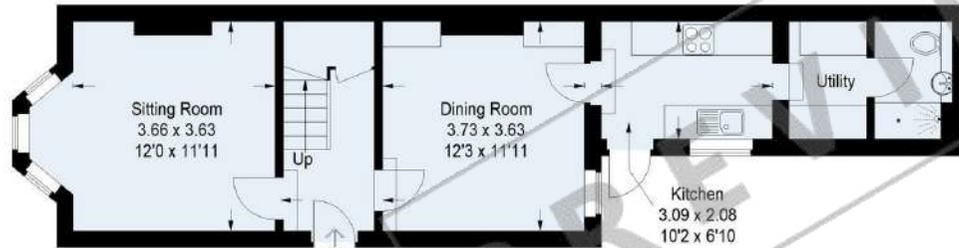
(Not in position)



First Floor



Second Floor



Ground Floor

The plan is for representation purposes only. Reproduced floor plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee given on square footage quoted. Any figures quoted should not be used as a basis for valuation.



DIRECTIONS

From Guildford's upper High Street head east, taking the second exit off the mini-roundabout. Then turn second right in to Hunter Road, before turning left at the end on to Harvey Road. Just before the lights turn right in to Warren Road, and first right in to Cooper Road, and first right in to Baillie Road. Number 20 will be a short distance along on the left 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



OFFICE ADDRESS
6 Quarry Street
Guildford
Surrey
GU1 3UR

OFFICE DETAILS
01483 300300
info@hillclements.com
https://hillclements.com/