



16 GUILDOWN ROAD  
Guildford GU2 4EN



HILL CLEMENTS

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At the beginning of a convenient and sought-after residential road which leads to the open Downs and less than a mile from the main line station and historic High Street – an individual detached bungalow with a double garage below and benefitting from lift access to the single storey light and airy accommodation above

- 2 BEDROOMS
- 2 BATHROOMS (1 EN SUITE)
- ENTRANCE HALL WITH LIFT
- CLOAKROOM
- STUDY/DRESSING ROOM
- OPEN PLAN SITTING/DINING ROOM/STUDY WITH SUN DECK
- KITCHEN
- UTILITY ROOM
- DOUBLE GARAGE
- SMALL EASILY MANAGED GARDEN
- COUNCIL TAX BAND G - £3,514.64 2022/23

Station (Waterloo 38mins) – 0.7 mile  
High Street, shops & restaurants – 0.6 mile

### The Location

Guildown Road is a highly regarded residential road of individual houses, conveniently situated for the town and the station, and 16 is situated towards the beginning of the road. There is therefore easy access to the town via nearby footpaths to the historic High Street with its excellent range of shops, restaurants and bars. For commuters the main line station is easily accessed on foot via the Portsmouth Road in 0.6 of a mile. There are also lovely nearby riverside walks along the River Wey towpath, to the town and downstream to open countryside. All the facilities of the town are also within walking distance, including many of Guildford's most popular schools, including Guildford County School, and The Royal Grammar School in the High Street.

### The Property

16 Guildown Road is an interesting bungalow that sits above a substantial double garage where there is a lift access to the entrance hall. The raised accommodation is light and bright with a sunny southerly aspect at the front, flooding sunlight in to the open plan sitting/dining/study areas. There are sliding doors to a sun deck with steps down to the front garden and driveway, and there are electrically operated sun blinds and curtains. The large main bedroom has fitted wardrobes and the adjacent bathroom has been re-fitted in recent years with a corner bath, large shower and bidet. A new boiler was also fitted about a year ago. There is an en suite bathroom to the second bedroom and a separate re-fitted cloakroom. Access to the second bedroom is through a former bedroom, now a study, and there is also a utility room with access to the rear garden. The garden is paved for easy maintenance, with a seating area and various vegetable box areas and a greenhouse. There is a stepped pedestrian access from Guildown Road as well as the driveway, which provides ample parking in front of the garages.

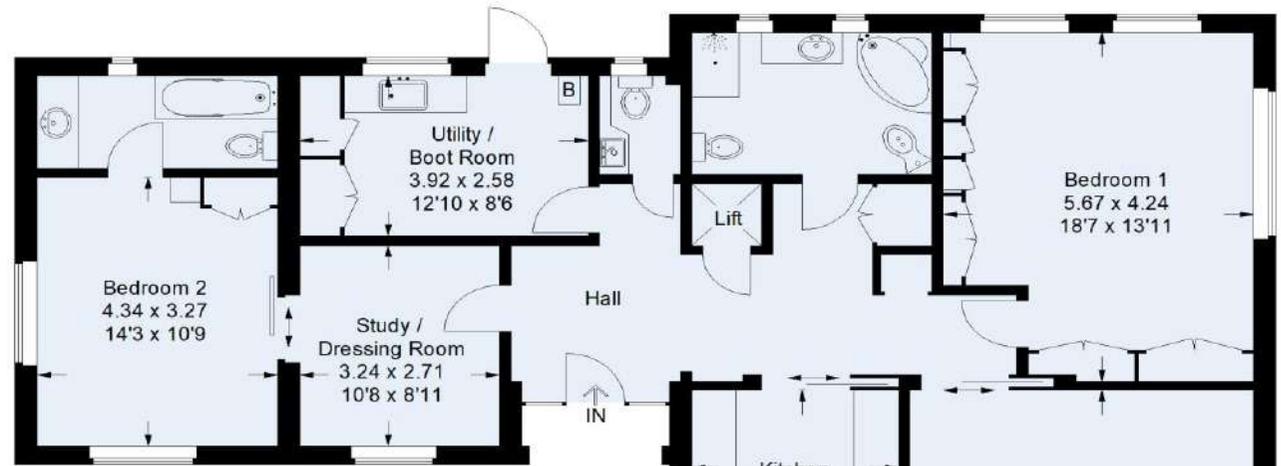
### Directions

From Guildford's one way system take the A3100 Portsmouth Road, signed to Godalming, for about 0.4 mile and turn right after a pedestrian crossing into Guildown Road. Number 16 will then be found on the right, just after the first bend in the road, and before the turning to Beech Lane.

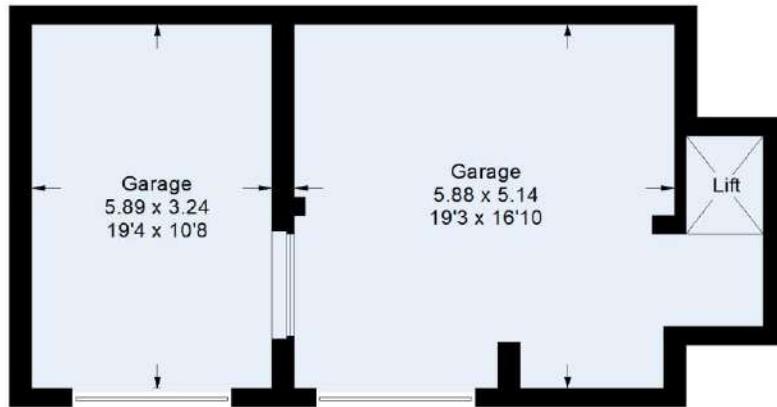




Approximate Gross Internal Area  
 Lower Ground Floor (Including Lift)  
 = 54.9 sq m / 591 sq ft  
 Ground Floor (Excluding Sun Deck / Including Lift)  
 = 151 sq m / 1625 sq ft  
 Total = 205.9 sq m / 2216 sq ft



**Ground Floor**



**Lower Ground Floor**

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.

