



Guildown Avenue
Guildford | **GU2**



21 Guildown Avenue

Guildford | Surrey | GU2 4HA

Located in an exceptional position on Guildown Avenue
on a third of an acre with superb potential to redevelop
subject to the usual planning consents.

Entrance hall
Sitting Room | Dining Room | Conservatory
Kitchen / Breakfast Room
Study/Family Room
Utility Room | Cloakroom

Master Bedroom with En Suite Bathroom
Three further bedrooms | Main Bathroom

Integral Double Garage

Significant Parking
Stunning Gardens and Distant Views
In all approximately 0.3 acres

0.7 miles (approximately 14 minutes' walk) to Guildford train station



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The Property

21 Guildown Avenue is wonderfully situated on a private and quiet non-cut through road close to Guildford's mainline station and town as well as the North Downs way and ample green, open spaces. The property is believed to have been built in the 1960s and is typical of this era with a beautiful amount of natural light and well-proportioned rooms, the majority of which look over the attractive, large South facing garden.

During our client's ownership, the property has been beautifully maintained but gives the incoming purchaser a wonderful opportunity to upgrade or could lend itself to more extensive extension subject to the usual planning consents.

21 Guildown Avenue sits in a large plot of 0.3 acres and is set back from the road and enjoys some distant views. Furthermore there is a spacious block paved front driveway allowing ample parking. There is also a large double integral garage.

Location

No. 21 occupies a prime position on Guildown Avenue, arguably one of Guildford's premier addresses on the edge of town offering a stunning elevated position with a unique blend of town and country. Although extremely convenient for the Town Centre, the property enjoys a truly rural atmosphere with close access onto the North Downs and Loseley Park, providing miles of walking and riding countryside, with many footpaths and bridleways.





Schools

Tormead, Guildford High School, Lanesborough Preparatory School, Royal Grammar School, St Nicolas' C of E Infant School, Guildford County School, St Catherine's, Charterhouse, Priorsfield, Aldro.



Situation

Guildford's Upper High Street 0.7 miles, Central London 33.6 miles, Guildford Main line Station 0.7 miles (from 34 minutes to London Waterloo), A3 (Guildford) 2.8 miles, M25 (Junction 10) 10.6 miles, Heathrow Airport 23.8 miles, Gatwick Airport 27.3 miles (all times and distances are approximate).



Amenities

G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.





Services

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating.

EPC

Rating - D

Local authority

Guildford Borough Council 01483 505050

Viewings

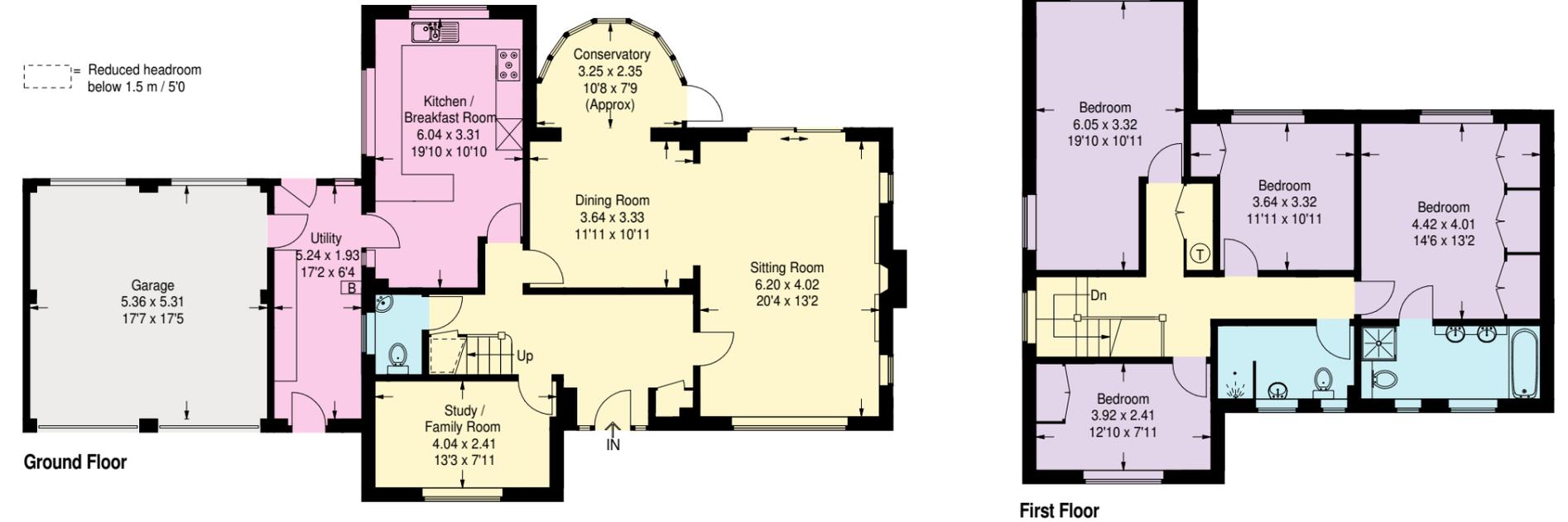
Strictly by appointment with the agent.

Directions (GU2 4HA)

From Guildford Station head south on Walnut Tree Close towards Bridge Street/A322. Turn left onto Bridge Street/A322. Turn right onto Onslow Street/A322. Take the left onto Park Street/A3100 and follow for exactly half a mile. Turn right onto Guildown Road and follow to Upper Guildown Road. Turn right onto Upper Guildown Road and follow round to Guildown Avenue. No. 21 can then be found about half way down the road on your left hand side.

Approximate gross internal floor area: 2,360 sq ft / 219.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.



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We would be delighted to tell you more.

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