

Gardner Road, Guildford, Surrey





A charming red-brick semi-detached **Victorian home** located on a quiet no-through road in the heart of Guildford town.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Open plan kitchen/dining room | Utility room | Guest cloakroom

First Floor: Two double bedrooms (one en suite shower room) | Substantial family bathroom

Second Floor: Bedroom with en suite shower room

Lower Ground Floor: Study/bedoom with large walk in cupboard

Garden: Terrace | Garden shed with power

Distances

Guildford's High Street 0.6 miles, Central London 31.4 miles

London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo), Guildford station 0.8 miles (from 37 minutes to London Waterloo)

A3 (Guildford) 0.8 miles, M25 (Junction 10) 8.4 miles

Heathrow Airport 21.7 miles, Gatwick Airport 33.5 miles

(All distances and times are approximate)



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Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower, which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities

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

The property

Found on a no-through residential road in central Guildford, 2 Gardner Road is a well-arranged home offering modern accommodation over four floors. The property has been upgraded throughout to the highest of standards but retains many period features such as fireplaces in some of the rooms, tall ceiling heights and original staircase to name a few.

The property has a spacious hallway with a cloakroom on the right and sitting room to the left with a feature period fireplace and a bay window allowing natural light to flood the room. There is also a utility room which houses the boiler, washing machine and tumble dryer and has ample storage.





An exceptional feature of the property is the recently extended open-plan kitchen and dining room with a stunning handmade Harvey Jones kitchen. The dining room area of this open plan space has a wonderful, vaulted ceiling with several Velux and has bi-folding doors opening on to the rear garden.

The lower ground floor has been cleverly thought out and excavated to create excellent head height as well as a large window to the front for natural light. This space allows versatile living as it could be used as a study or occasional bedroom. There is also ample understairs storage.

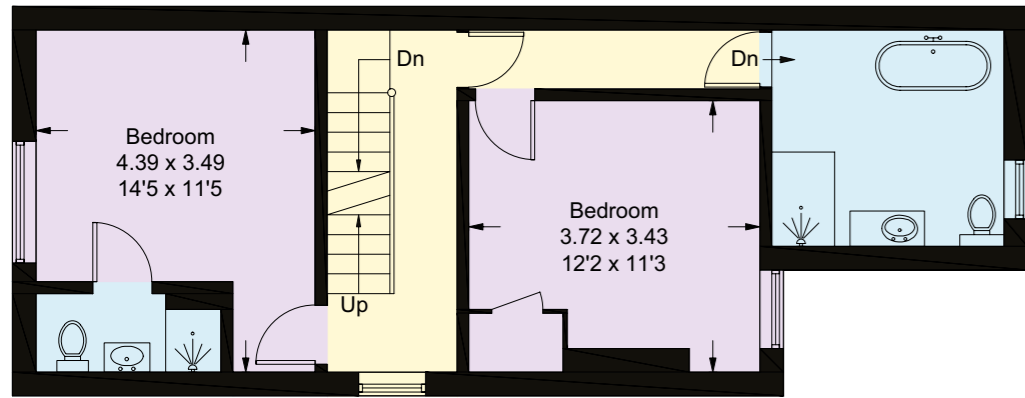


Approximate Gross Internal Floor Area

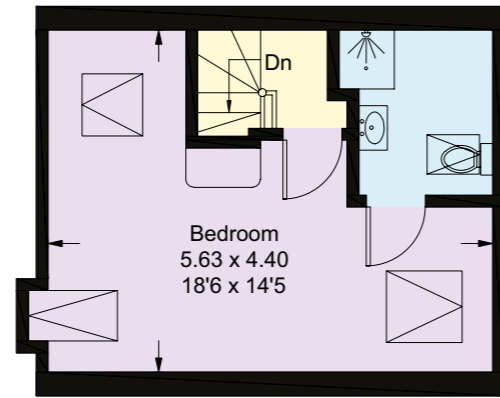
170.1 sq m / 1831 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

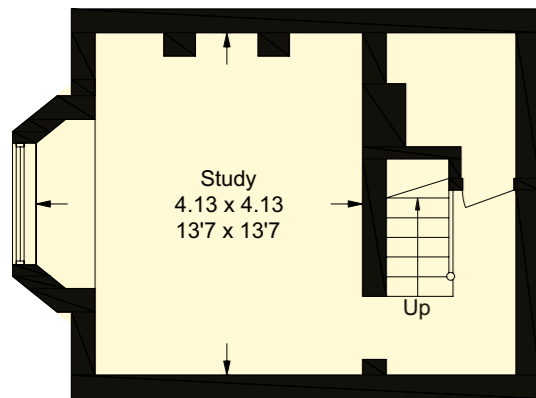
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



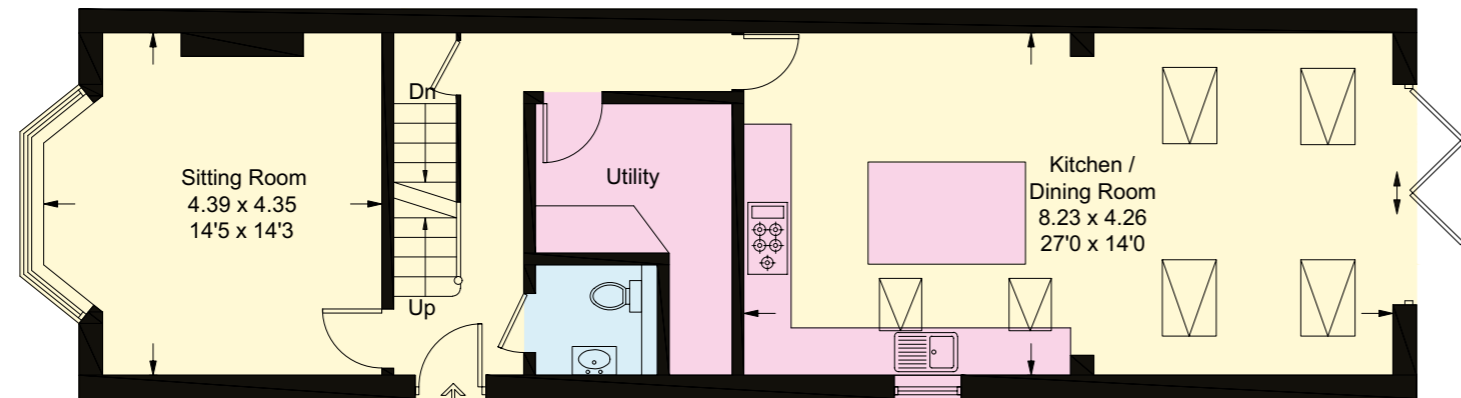
First Floor



Second Floor



Lower Ground Floor



Ground Floor



The three bedrooms are arranged over the first and second floors, two of which have en suite shower rooms, and an additional family bathroom with a beautiful free-standing bath and separate shower.

Garden and grounds

The garden is accessed from the kitchen with a terrace, and area laid to Astro-lawn and there is useful side access. There is a large garden shed at the bottom of the garden with electricity.

Services

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

Directions (Postcode: GU1 4PG)

Heading from the Upper High Street with Knight Frank's office on your right, continue towards the traffic lights and turn right. At the junction of North Street and Chertsey Street, turn right onto Chertsey Street and at the traffic lights turn left. At the roundabout, take the second exit onto Woodbridge Road and Gardner Road is the fourth road on the right, opposite Guildford Cricket Ground and No. 2 is the second house on the left.

What3words: ///racing.trendy.passes

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band D

EPC Rating: D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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