



8A Upper Edgeborough Road, Guildford GU1





An attractive Victorian home **located in a quiet yet convenient position on a prime residential road**, less than half a mile from Guildford's Upper High Street and very close to the Downs and stations.

Summary of accommodation

- Lower Ground Floor:** Cinema room/fourth bedroom | Family bathroom with a sauna
- Ground Floor:** Entrance hall | Drawing room | Study/utility room | Kitchen/dining room
- First Floor:** Principal bedroom with en suite | Two further bedrooms | Family bathroom
- Outside:** Off street parking | Garden

Distances

Guildford's Upper High Street 0.5 miles , Central London 31.8 miles, Guildford main line station 1.4 miles (from 32 minutes to London Waterloo)
London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo), A3 (Guildford) 1.2 miles, M25 (Junction 10) 8.6 miles,
Heathrow Airport 21.8 miles, Gatwick Airport 24 miles
(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU13DE
knightfrank.co.uk

James Ackerley
01483 565171
james.ackerley@knightfrank.com

Morten Boardman
01483 565171
morten.boardman@knightfrank.com



Schools

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

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.

The Property

8A Upper Edgeborough Road is a charming Victorian semi-detached home over three floors and located extremely conveniently on a prime residential road only half a mile from Guildford's Upper High Street. The property has been well maintained during our client's ownership and has the benefit of some beautiful features, such as tall ceiling heights and a Portland stone fireplace in the kitchen, plus a feature fireplace in the drawing room.





On the ground floor, the property comprises; a large open-plan kitchen/ breakfast room with doors to the rear garden, utility room/study and drawing room. The lower ground floor has a large double bedroom/cinema room and bathroom with a built-in sauna. The first floor has three bedrooms, one with an en suite and a family bathroom.

The property sits back from the road, and there are two off street parking spaces. To the rear of the house is an attractive walled courtyard garden.

Services

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

EPC

Rating - E





Tenure

Freehold

Local authority

Guildford Borough Council 01483 505050

Viewings

Strictly by appointment with the agent.

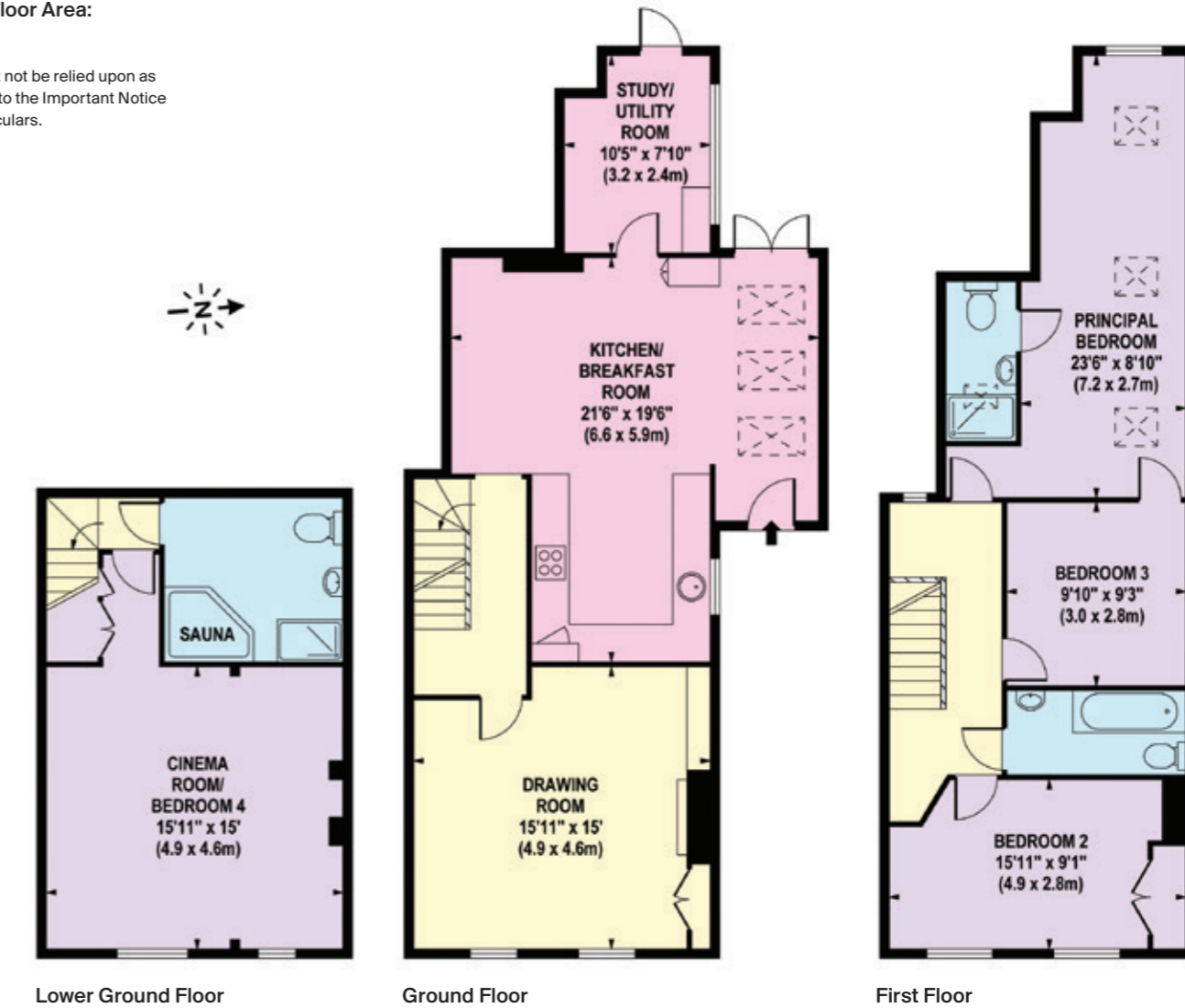
Directions (GUI 2BG)

From Guildford's Upper High Street with our office on the left continue to the roundabout, take the second exit onto Epsom Road/A246. Drive for about 0.35 miles through the traffic lights and take a right onto Upper Edgeborough Road and number 9 can be found half way down on the right-hand side.



Approximate Gross Internal Floor Area:
1701 sq ft / 158 sq m

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.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated brochure May 2023, and photos May 2021.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



