

# York Road Guildford, Surrey

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# An excellent opportunity to acquire a **home with potential**, in a central Guildford location.

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## Summary of accommodation

**Ground Floor:** Reception room | Dining room | Open-plan kitchen/breakfast room  
Guest wc and shower room

**First Floor:** Three bedrooms | Bathroom | WC

**Second Floor:** Two bedrooms | Kitchen | Bathroom

**Third Floor:** Bedroom

Lower Ground Floor

## Distances

A3 (Guildford) 0.9 miles, M25 (Junction 10) 8.3 miles

**Airports:** Heathrow 21.6 miles, Gatwick 24.2 miles

(All distances and times are approximate)



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## Situation

Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside, and the London skyline.

## Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, Sandfield Primary School, Guildford County School, Pewley Down Infant 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 Club

## The property

Set in a central location close to Guildford's high street, this generous terraced house has an attractive frontage with York stone and a rose creeper over the front door. The house offers 2,978 square feet of accommodation arranged over five floors, previously rented as an HMO, and offers excellent opportunity and potential to create an outstanding family home.

The ground floor houses a bay-fronted reception room with a sunny-southerly aspect, a separate dining room and a generous kitchen and breakfast room to the rear with access to the garden.







The six bedrooms are found over the first, second and third floors, and between them share two bathrooms, a separate wc and there is a further shower room and guest wc on the ground floor. As the home has been previously used as an HMO, there is a second floor kitchen.

The lower ground floor offers additional useful space, which could be used as a family room, or storage.

## Garden and grounds

The house is set back from the road with a small front garden, and a larger garden extends to the back of the house and can be accessed through the dining room and the kitchen/breakfast room, and there is a useful garden store,

## Services

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

## Directions (Postcode: GU1 4DN)

From Knight Frank's office on the Upper High Street, head towards the A3100 and at the mini roundabout, take the first exit with G Live on your left. At the traffic lights, turn left on to the A246 York Road and the property is on your right after 0.1 miles.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band E

**EPC Rating:** D





**Approximate Gross Internal Floor Area**

2978 sq ft / 276.6 sq m

Limited Use Area(s) = 249 sq ft / 23.1 sq m

Outbuilding = 135 sq ft / 12.5 sq m

Total = 3362 sq ft / 312.3 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.

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



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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Particulars dated June 2023. Photographs and videos dated June 2023.

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