



2 Denmark Road
Guildford | **GUI**





2 Harvey Road

Guildford | Surrey | GU1 4DA

A beautiful red-brick detached Victorian villa, located in the heart of Guildford town with a wonderful opportunity to convert into a residential dwelling, subject to the usual consents.

Ground Floor

Six large rooms
Kitchen
Cloakroom

First Floor

Six rooms
Bathroom



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The Property

2 Denmark Road is currently used as a commercial office space but is an extremely attractive Victoria villa of over 3,500 sq ft set in a central location moments away from Guildford's high street and London Road Station. Subject to the usual planning consents, you would convert this property back into a beautiful family home.

3 Denmark Road is laid over two floors and is an imposing arts and craft style detached property. The main property currently has mixed use with offices on the first two floors and a residential, self-contained apartment of the second floor.

To the rear of 3 Denmark Road is an ample amount of space, currently used for parking but could be converted to a nice flat garden. There is also a large oak framed barn building which provides a double garage as well as a further 930 sq ft.





Situation

Guildford's Upper High Street 0.2 miles , Central London 31.6 miles, Guildford main line station 0.7 miles (from 32 minutes to London Waterloo) London Road Station, Guildford 0.2 miles (from 47 minutes to London Waterloo), A3 (Guildford) 0.8 miles, M25 (Junction 10) 8.6 miles, Heathrow Airport 21.8 miles, Gatwick Airport 24.5 miles (all times and distances are approximate).

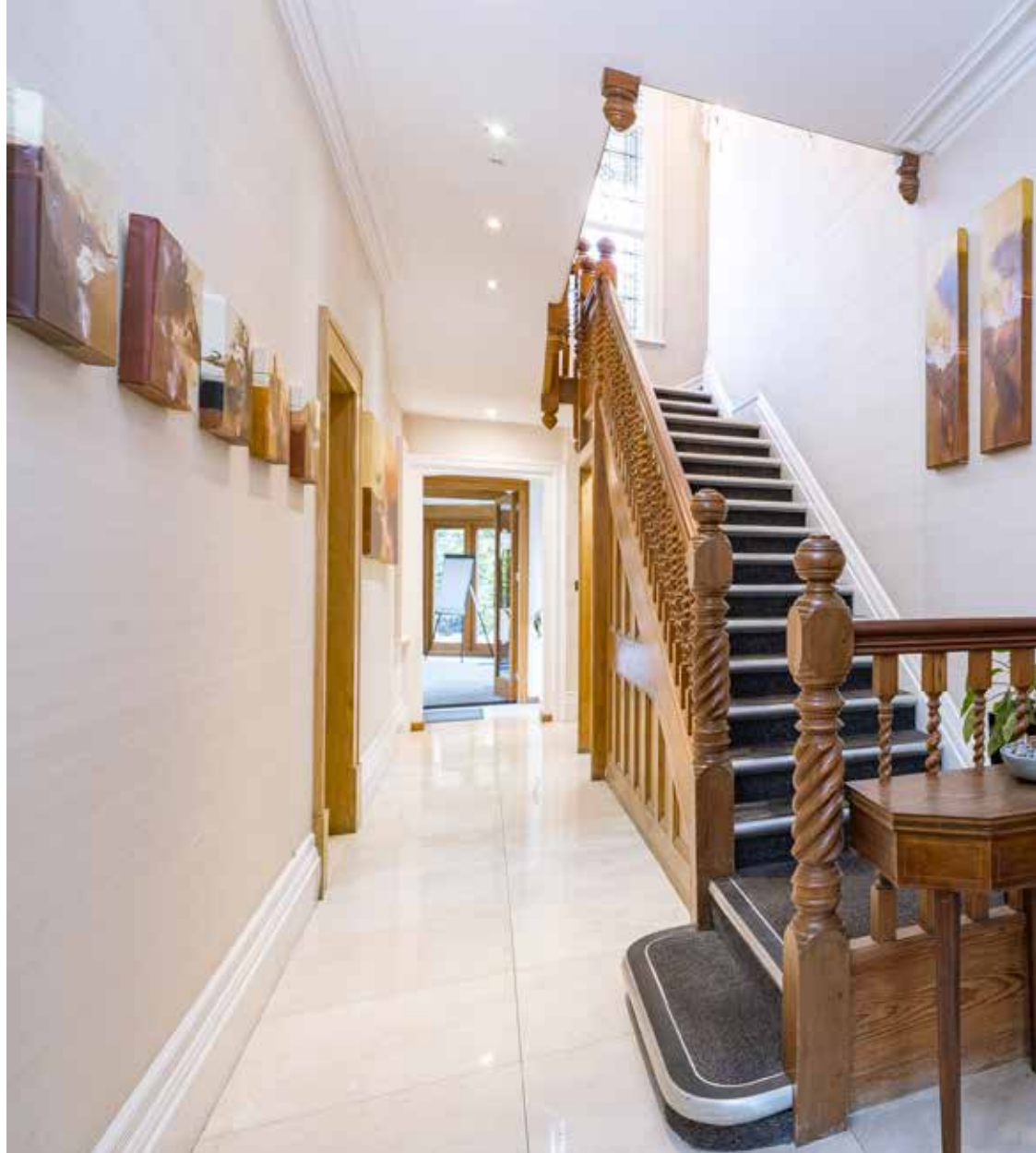
Schools

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.





Services

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

EPC
Rating - E

Local authority

Guildford Borough Council 01483 505050

Viewings

Strictly by appointment with the agent.



Directions (GUI 4DA)

From our Knight Frank office in Guildford continue up along the A3100 with our office on your left. Once you reach the roundabout take the first exit onto the London Road, then take the first left onto Dene Road. Continue for approximately 0.1 miles then turn left onto Denmark Road, where you will find the properties on your right hand side.

APPROX. GROSS INTERNAL FLOOR AREA 3,501 SQ FT / 325 SQ M (Incl. Outbuildings)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



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We would be delighted to tell you more.

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