



Guildford

Offers In Excess Of £450,000 (Share of Freehold)

Beautiful Two bedroom ground floor maisonette in a converted Victorian house within the popular 'Golden Triangle' which combines classic original features with modern style and design. Private entrance and access to secluded rear garden, communal parking and No Forward Chain. EPC: E



As part of a converted Victorian house in one of the most sought after roads in Guildford, part of the 'Golden Triangle', this exceptional two bedroom ground floor maisonette combines original ornate features with modern design to create a beautiful home. The kitchen/breakfast room personifies this with high ceilings, large sash windows overlooking the private garden, moulded ceiling cornicing and feature open fireplace complemented by a stylish modern kitchen with integrated appliances. The current owners use this as the hub of the home with a dining table arranged to view out to the garden and space for a sofa and coffee table to create a relaxed social space. Both bedrooms are doubles with the main room having the versatility to be used as a lounge with a large window and ornate open fireplace.

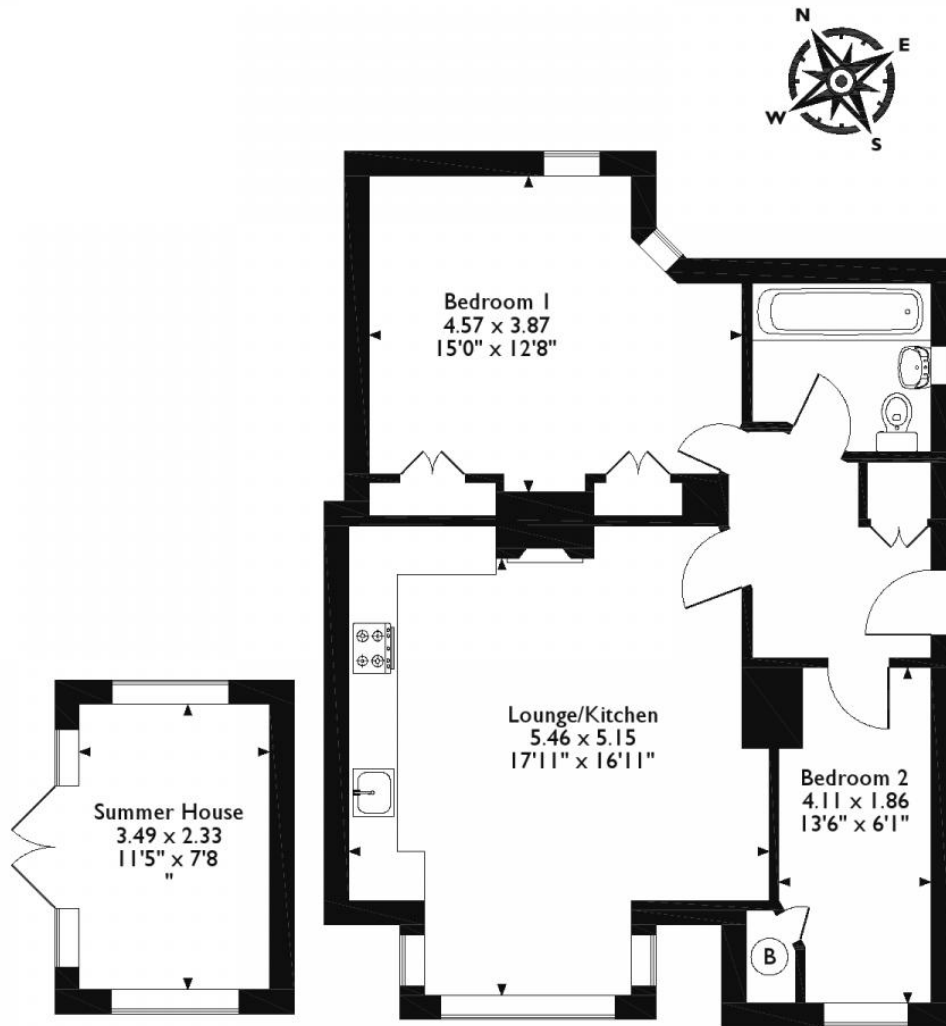
The maisonette comes with a Share of Freehold and communal parking to the front of the property.

- * Ground floor with private entrance
- * 2 double bedrooms - One with fitted wardrobes
- * Private garden
- * Share of Freehold
- * Communal parking

- * No onward chain
- * 963 years left on the lease
- * Ground rent - £10 per year
- * Annual service charge is £632, paid quarterly

Floorplan

Approximate Gross Internal Area
Main House = 63 Sq M / 681 Sq Ft
Outbuilding = 8 Sq M / 88 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

Located in a sought after residential road in the Boxgrove triangle within 1 mile of Guildford's upper high street. Guildford offers a comprehensive range of shopping, social, recreational and educational facilities, including GLive, the Spectrum Leisure centre as well as a choice of bars and restaurants. Guildford also has excellent transport links, the main line station is about 1.7 miles away and provides a commuter service to London Waterloo in approximately 38 minutes, London Road station is approx 0.8 miles away and has services to London Waterloo in approx. 50 minutes. The A3 connects with the M25 providing access to London, Gatwick and Heathrow airports and the south coast. The area is renowned for its excellent state and private schooling, nearby schools include Tormead, Lanesborough, Holy Trinity, Guildford High School and The Royal Grammar School. Guildford is also a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty and ideal for riding, walking or cycling.



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.