



Victorian house located opposite Guildford station

35 Guildford Park Road, Guildford, Surrey, GU2 7NA



Close to Guildford High Street • Bi-fold doors into the rear garden • Three bedrooms • Home cinema room • Open plan kitchen/dining room • Feature fireplace • Opposite Guildford mainline station

Local information

35 Guildford Park Road is located just moments away from Guildford mainline station and the popular High Street.

Guildford has a frequent service to London Waterloo, with journey times from about 35 minutes. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network.

There are a good selection of schools in the area, including Holy Trinity, The Royal Grammar School, Guildford High School, Tormead and Lanesborough.

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants with a large House of Fraser and Marks and Spencer department store. Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

About this property

35 Guildford Park Road is a beautifully presented three/four bedroom house offering spacious and light accommodation throughout.

The ground floor consists of an open plan kitchen/dining area with bi fold doors leading to the

garden, a sitting room with a feature fireplace, as well as an additional reception room and bathroom. A staircase leads down to the basement room which is currently being used as a home cinema and benefits from a good sized storage area. The first floor offers three bedrooms and a family shower room.

The garden with potting shed is perfect for al fresco entertaining. An internal viewing is highly recommended.

EPC rating = D

Viewing

Strictly by appointment with Savills





Approximate Floor Area = 122 sq m / 1313 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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