



Characterful Victorian semi detached house

31 Queens Road, Guildford, Surrey, GU1 4JJ

Freehold



Well presented throughout • Kitchen • Dining room and sitting room • Conservatory • 3 bedrooms • Family bathroom • Rear garden with terraced seating area • On street parking

Local information

Close to both of Guildford's stations with a frequent service to London Waterloo, with journey times from about 35 minutes from the mainline station. 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 is a good selection of schools in the area, including Holy Trinity, The Royal Grammar School, Guildford High School, Guildford County, 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

Featuring approximately 860 square feet of accommodation in a central yet quiet location only 0.7 miles from Guildford mainline station and 0.5 miles from Guildford High Street is this charming semi-detached Victorian house.

The ground floor is comprised of two reception rooms, one of which benefits from a charming log burning stove, which leads into a recently extended study, and separately into the kitchen. The first floor consists of a generous principal bedroom, two additional bedrooms and a family bathroom.

To the rear of the property is a private southerly facing garden, which is laid with artificial grass. An internal viewing is highly recommended.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 861 sq ft

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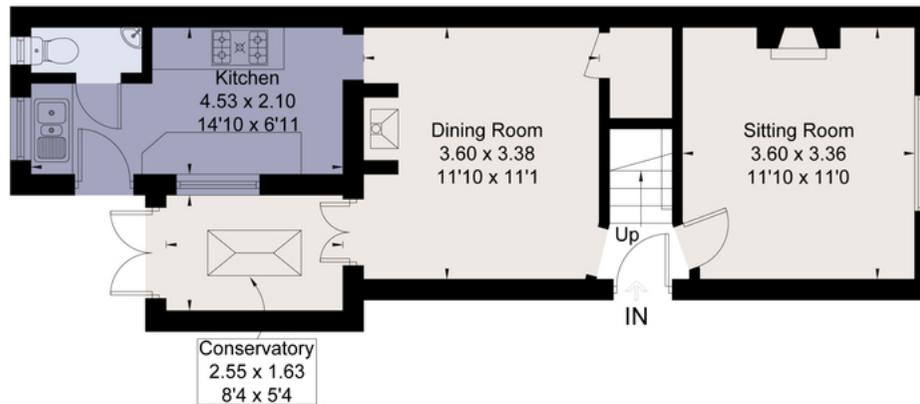
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Approximate Area = 80 sq m / 861 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)
For identification only. Not to scale.
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First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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