



## Period home with scope to modernise and update

**70 Epsom Road, Guildford, Surrey, GU1 3PB**

Freehold





Central location in Guildford town • Four reception rooms • Four bedrooms • Two bath/shower rooms • Delightful walled rear garden • Garage and gated off street parking • Spacious unconverted cellar

#### Local information

Guildford town centre and London Road railway station are within approximately 0.5 mile. 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 state and private schools in the area, including Guildford High School, The Royal Grammar School, Tormead and Lanesborough.

Recreational opportunities include a multiplex cinema, G-Live arts and entertainment centre and the Yvonne Arnaud Theatre. Stoke Park offers a wonderful open green space nearby along with the Spectrum Sports and Leisure Centre and the Guildford Lido open-air swimming pool.

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

Located on one of Guildford's most popular roads, the property represents an exciting opportunity to modernise and update a family home which is being brought to the market for the first time since 1974.

The house dates from circa 1868 with its pitched roof and attractive elevations. The downstairs provides well balanced living accommodation with four reception rooms

comprising sitting room with bay window, dining room, a versatile reception room, and a sun room. There is also a well-proportioned unconverted cellar.

Four bedrooms can be found on the first floor, serviced by a family bathroom and a separate cloakroom. An additional wet room can be found on the ground floor.

Externally the plot measures at approximately 0.18 acres and the beautifully maintained, part walled garden to the rear offers a tranquil space with its large area of lawn and borders planted with mature shrubs and trees.

The property benefits from a single garage and gated off street parking. There is an attached outbuilding/store and a shed.

#### Tenure

Freehold

#### Local Authority

Guildford Borough Council

EPC rating = E

#### Viewing

Strictly by appointment with Savills







70 Epsom Road, Guildford, Surrey, GU1 3PB

Gross internal area (approx) 1811 sq ft

Outbuildings 244 sq ft

Total 2212 sq ft

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Approximate Area = 168.3 sq m / 1811 sq ft

Cellar = 22.7 sq m / 244 sq ft

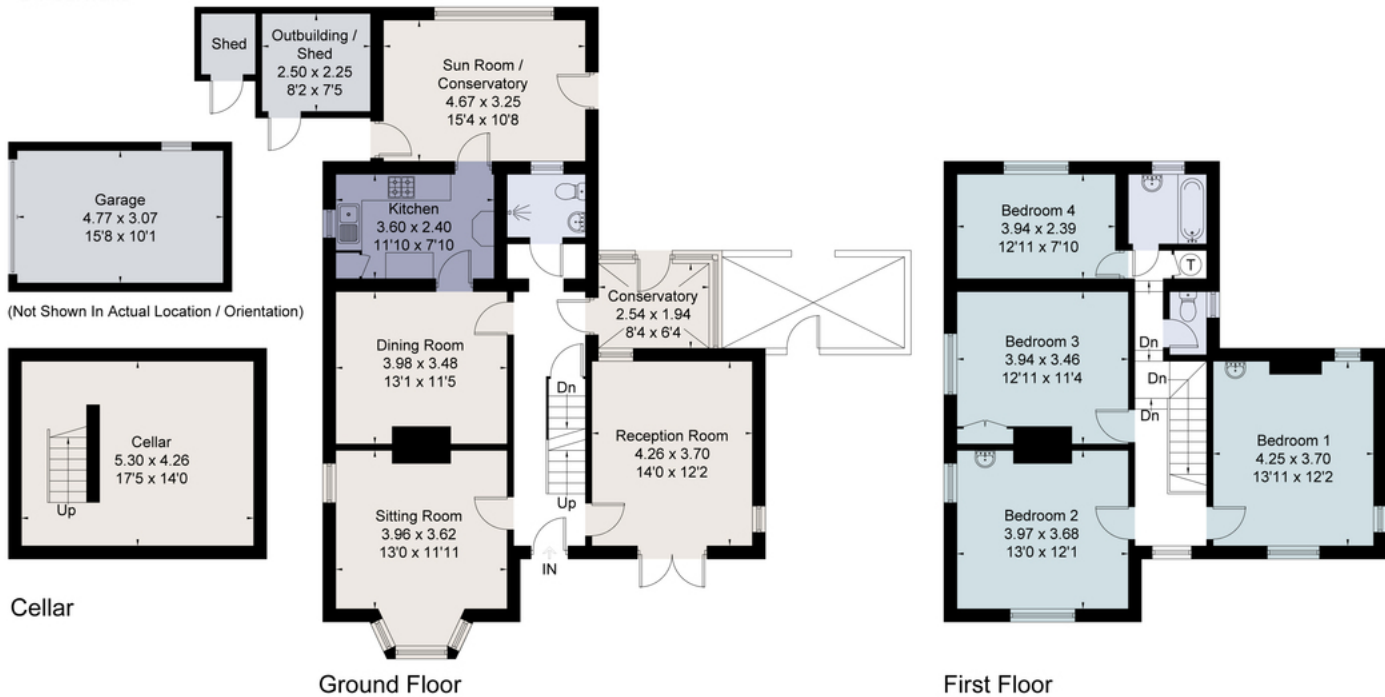
Garage = 14.6 sq m / 157 sq ft

Total = 205.6 sq m / 2212 sq ft (Excluding Shed)

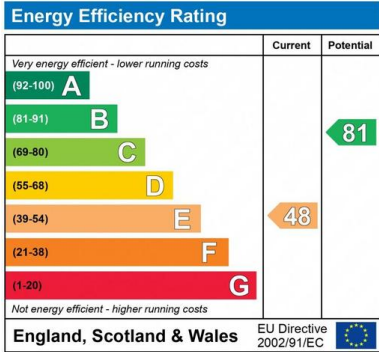
Including Limited Use Area (1.0 sq m / 11 sq ft)

For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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