



## A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME

55 KNOX ROAD  
GUILDFORD, SURREY GU2 9AH

Freehold

savills



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**Freehold**

Large detached family house ♦ Five double bedrooms ♦ Fantastic reception space ♦ Internal double garage ♦ Situated in a no through road

### Situation

The town centre offers a comprehensive range of shopping, cultural and leisure amenities in addition to the main line station with a frequent service into 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 is a good selection of schools in the area, including Holy Trinity, Guildford County, Royal Grammar School, Guildford High School, St Catherine's and Charterhouse.

### Description

This substantial family house is positioned in a spacious plot at the end of a no through road within the popular Queen Elizabeth Park. With just over 3000sqft of internal space (including garage) and set over two floors, 55 Knox Road offers elegance and practical living in equal measures making it perfect for family living. The ground floor is made up of two large reception rooms, the largest, measuring at 17'5 x 17'2 is currently used as a formal sitting room with a gas fireplace and direct access onto the gardens. The open plan kitchen and breakfast rooms are light and spacious and also have direct access into the garden, and garage via the utility room. There is also a well-proportioned study and cloakroom. The first floor consists of a large master bedroom with en suite bathroom and walk in dressing room. There are four further bedrooms all of which are spacious, the guest bedroom also benefitting from an en suite shower room. There is also a well-proportioned family bathroom. Externally, to the front is a spacious driveway leading to the internal double garage, while to the rear is a large wrap around garden which is mostly lawned with a useful summer house.

### Local Authority:

Guildford

### Viewing:

Strictly by appointment with Savills

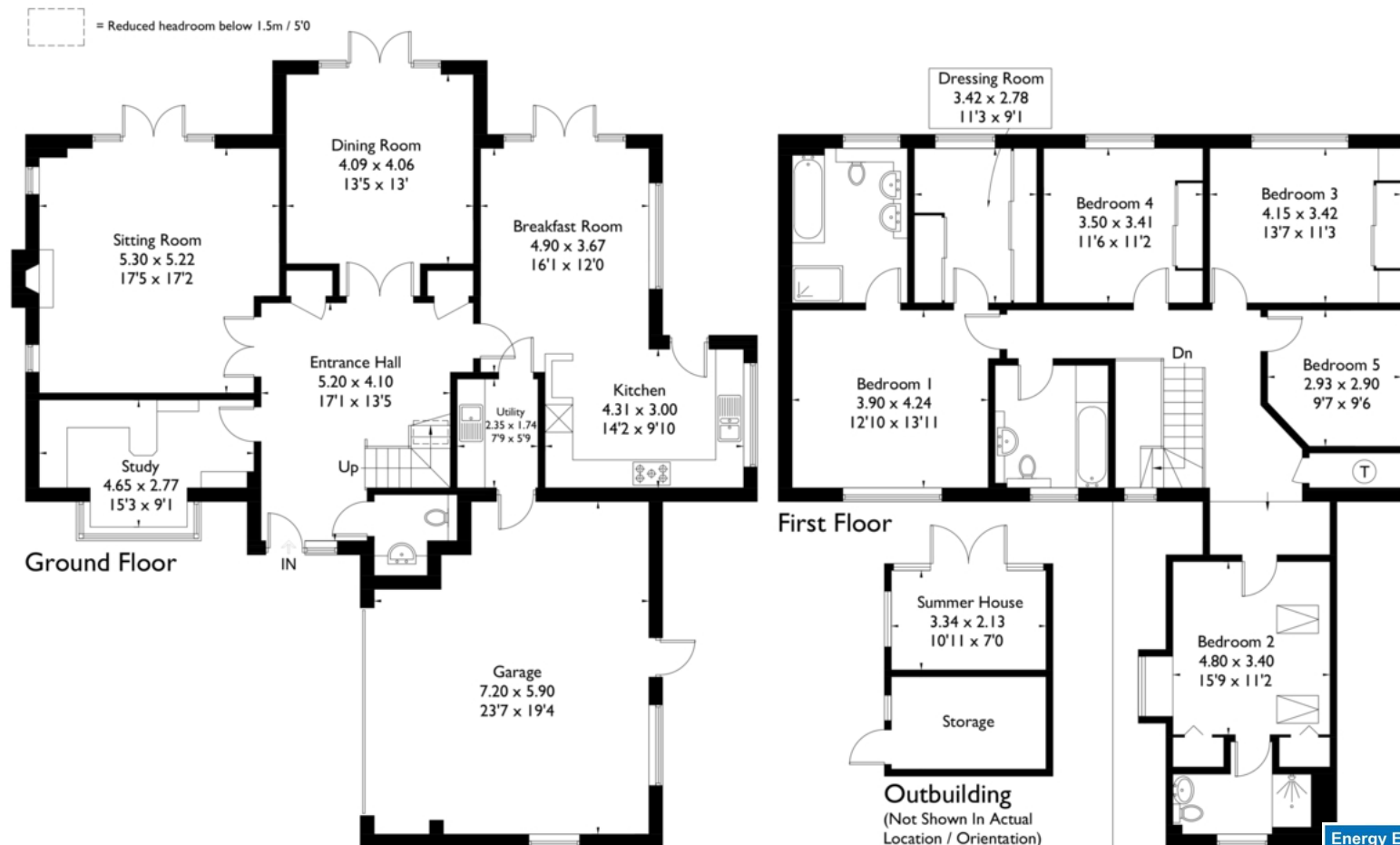








Approximate Floor Area = 281.9 sq m / 3034 sq ft  
 Outbuilding = 14.4 sq m / 155 sq ft  
 Total = 296.3 sq m / 3189 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Savills Guildford  
 guildford@savills.com  
 01483 796 800

savills.co.uk