



Victorian 4 bedroom house situated in central Guildford

23 Markenfield Road, Guildford, Surrey, GU1 4PB

Freehold

savills

Desirable road in central Guildford • Accommodation set over 3 floors • Kitchen • Dining room/sitting room • 4 bedrooms • 2 bath/shower rooms • Garden

Local information

Markenfield Road is a well known residential street in the heart of Guildford, close to the High Street and both of Guildford's stations. Guildford has a frequent service to London Waterloo, with journey times from around 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, The Royal Grammar School, Guildford High School, Tormead and Lanesborough. There is also the University of Surrey and Guildford Law College located in the town.

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. Stoke Park offers a wonderful green space nearby and includes 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

This charming Victorian attached house is located on a popular residential street within 500m of central Guildford. The property has been recently redecorated by the present owner and many original features have been retained such as original fireplaces and flooring.

The well balanced living accommodation is set over three floors and comprises of a generous sized dining/sitting room measuring over 24 ft and a well appointed kitchen to the rear with access on to the garden.

There are four double bedrooms serviced by a bathroom with freestanding bathtub and walk in shower as well as an additional shower room.

To the rear is a pleasant lawned garden and residents permit parking to the front of the property can be arranged via the local authority.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





23 Markenfield Road, Guildford, Surrey, GU1 4PB
Gross internal area (approx) 1200 sq ft

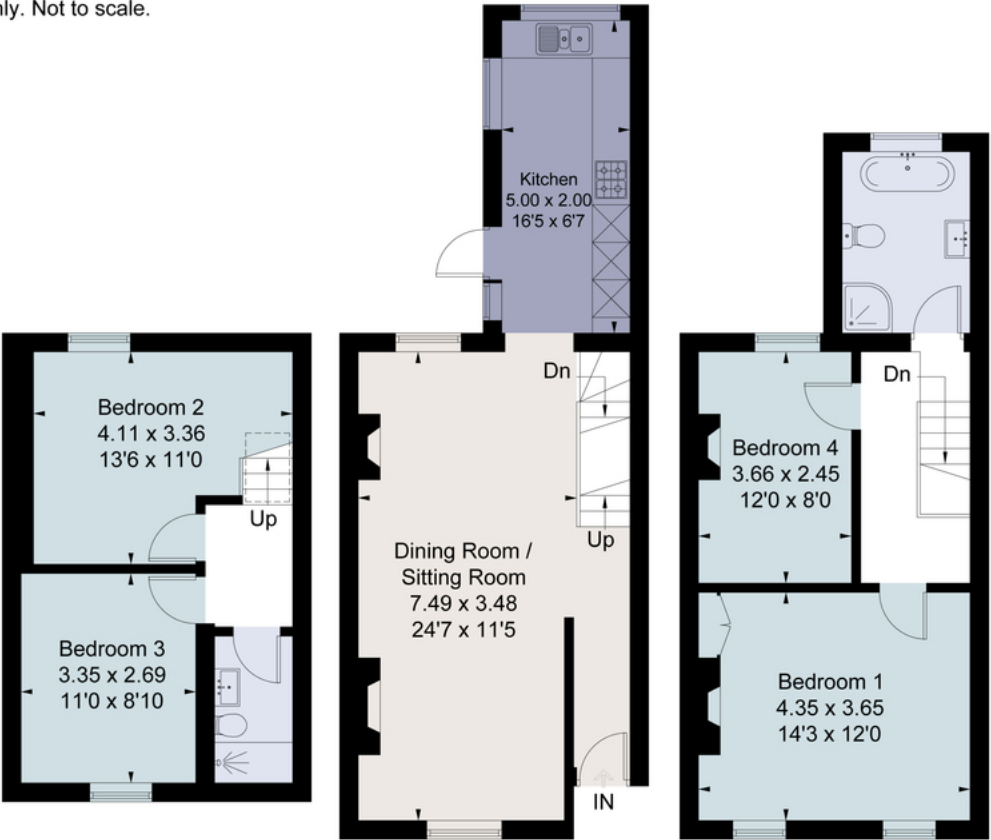
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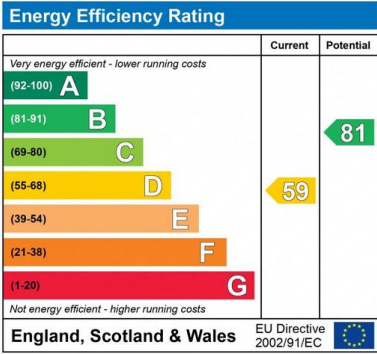
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Approximate Area = 111.5 sq m / 1200 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)
For identification only. Not to scale.
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Lower Ground Floor Ground Floor First Floor

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