



## Charming two bedroom ground floor maisonette

**The Croft, 9 Pit Farm Road, Guildford, Surrey, GU1 2JH**

Share of Freehold





Central town location • Original features throughout •  
 Open plan kitchen/living room • Two bedrooms •  
 Bathroom • Secluded south west facing garden •  
 Summer house • Communal parking

#### Local information

The property enjoys a particularly convenient location, close to the High Street and London Road station, which provides a service into London Waterloo. There is also a frequent service into London Waterloo from the mainline station, with journey times from about 36 minutes. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports.

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

The Croft is a wonderful conversion of a Victorian house, built, we believe, in 1900. The property benefits from its own private entrance via a wrought iron gate.

The open plan kitchen/sitting room is exceptionally light with a number of characterful features including an open fireplace with tile surround, sash windows, high ceilings and beautiful ornate cornicing. The contemporary kitchen provides space for dining and has been fitted with a range

of cupboards with built-in appliances, oven and a gas hob.

There are two bedrooms, one with wooden flooring, fitted wardrobes and a feature fireplace. The accommodation is completed by a family bathroom.

Outside, the property has a good sized garden which is mainly laid to lawn with a terrace area and a summerhouse with power and light which could be used as a home office.

Communal parking can be found at the front of the property. Permit parking on the road can be applied for via the local authority.

#### Tenure

Share of Freehold

#### Local Authority

Guildford Borough Council

EPC rating = E

#### Viewing

Strictly by appointment with Savills







**The Croft, 9 Pit Farm Road, Guildford, Surrey, GU1 2JH**

**Gross internal area (approx)** 686 sq ft

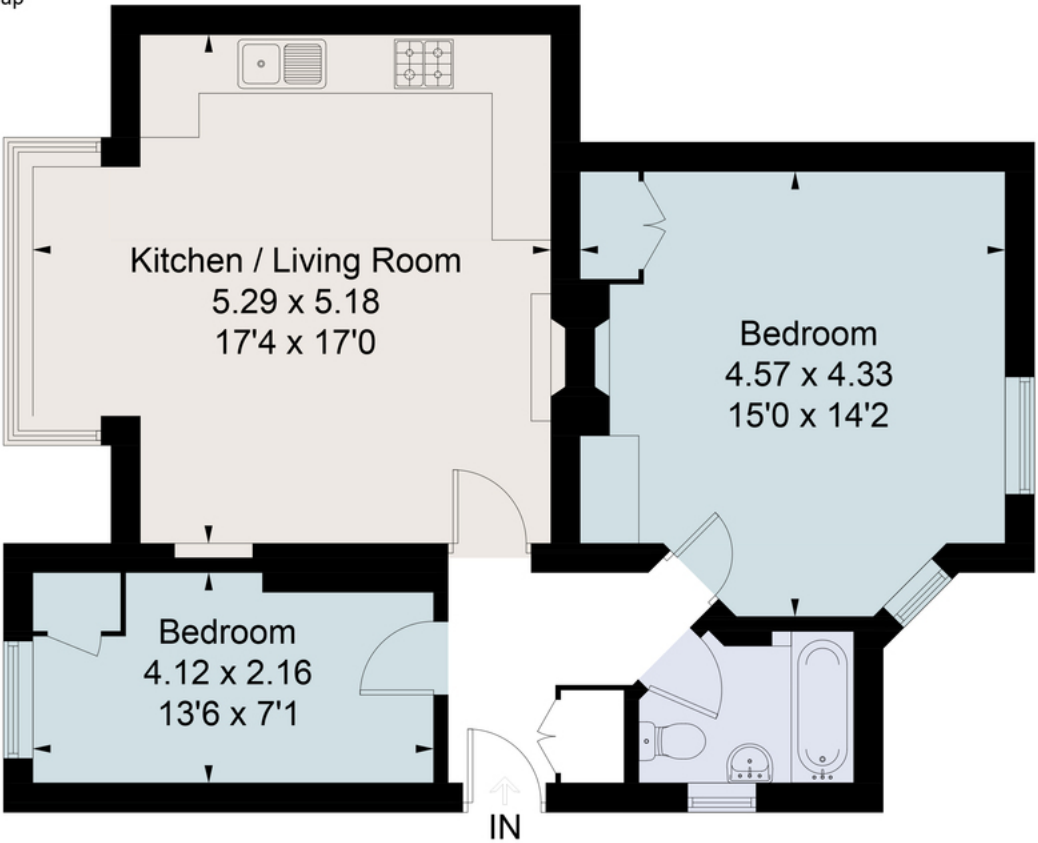
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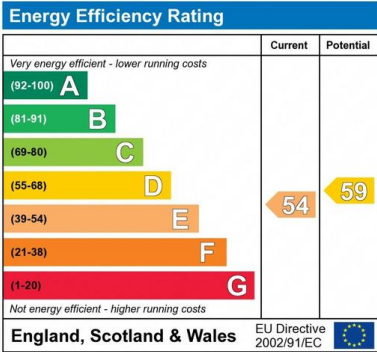
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Approximate Area = 63.8 sq m / 686 sq ft  
Including Limited Use Area (0.8 sq m / 8 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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