



Characterful stone cottage in central Guildford

41 Denzil Road, Guildford, Surrey, GU2 7NQ

Freehold



Period features throughout • Guildford town centre within 1 mile • Open plan kitchen/dining room • Sitting room with log burning stove • 3 bedrooms • 2 bathrooms • Pretty rear garden and terrace

Local information

41 Denzil Road is located just moments away from Guildford mainline station and the popular High Street.

Guildford has a frequent service to 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 are a good selection of schools in the area, including Holy Trinity, The Royal Grammar School, Guildford High School, 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

Set in an elevated position, this beautifully presented three bedroom cottage offers spacious and light accommodation throughout.

The ground floor consists of an open plan kitchen/dining room with bi fold doors leading to the

garden, as well as a reception room with a feature fireplace. The first floor offers two bedrooms and a family bathroom. A staircase leads to the loft conversion which offers the principal bedroom and en suite shower room.

The garden is perfect for al fresco entertaining. An internal viewing is highly recommended.

Photographs taken May 2018 (Savills Lettings) and August 2020.

Tenure

Freehold

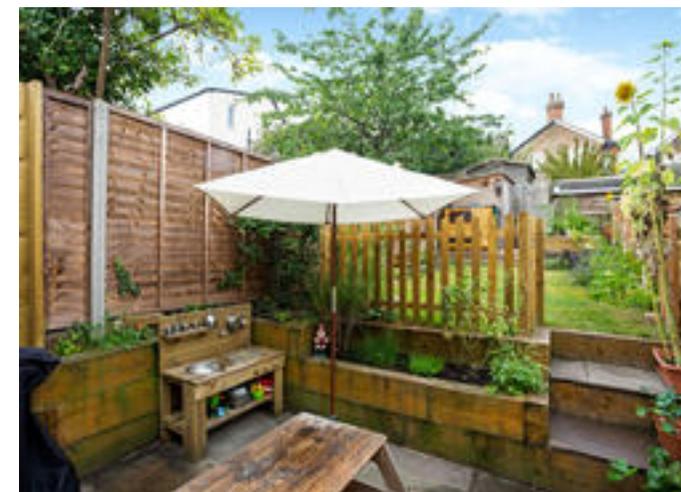
Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





Denzil Road, Guildford

Approximate Gross Internal Area = 102.1 sq m / 1099 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(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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