



## Characterful three bedroom semi detached home

16 Foxenden Road, Guildford, Surrey, GU1 4DL

Freehold



Located on a no through road • Central town location •  
Two reception rooms • Three bedrooms • Family  
bathroom • Integral garage • Off street parking

#### Local information

Foxenden Road enjoys a particularly convenient location, close to the High Street and London Road station, from where there is a frequent service into London Waterloo, with journey times from about 50 minutes, whilst journey times from the mainline station are 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.

Guildford High Street is known for its pretty traditional feel with stunning views towards the surrounding hills. There are a number of independent shops, the popular Friary shopping centre as well as a number of cafes and restaurants including a Gail's Bakery, The Ivy and Ivy Asia, and The March Hare.

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

Situated on a popular no through residential road in central Guildford is this charming semi-detached property which is 0.2 miles from London Road station and 0.3 miles from Guildford High Street.

The property comprises of two reception rooms and the kitchen can be found to the rear. On the lower ground floor is a useful cellar currently used for storage.

Bedroom accommodation is well planned, the principal bedroom is an excellent size with large bay windows and built-in wardrobes, there are two further bedrooms and a family bathroom.

An integral garage can be accessed from the front of the property with the potential to convert back to a reception room if required.

The property also benefits from a loft space which is ideal for storage with scope to convert, subject to the relevant planning permission.

The pleasant garden is low maintenance with an area of lawn, a seating area and a garden store.

16 Foxenden Road is well presented throughout with further opportunity to enhance and update.

#### Tenure

Freehold

#### Local Authority

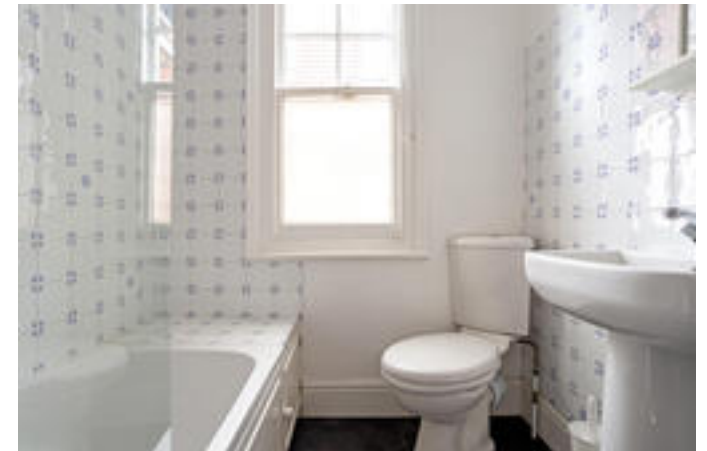
Guildford Borough Council

EPC rating = E

#### Viewing

Strictly by appointment with Savills





**16 Foxenden Road, Guildford, Surrey, GU1 4DL**

**Gross internal area (approx)** 1041 sq ft

**Outbuildings** 173 sq ft

**Total** 1388 sq ft

**Savills Guildford**

01483 796 800

guildford@savills.com



savills

savills.co.uk

Approximate Area = 1041 sq ft / 96.7 sq m

Cellar = 173 sq ft / 16.1 sq m

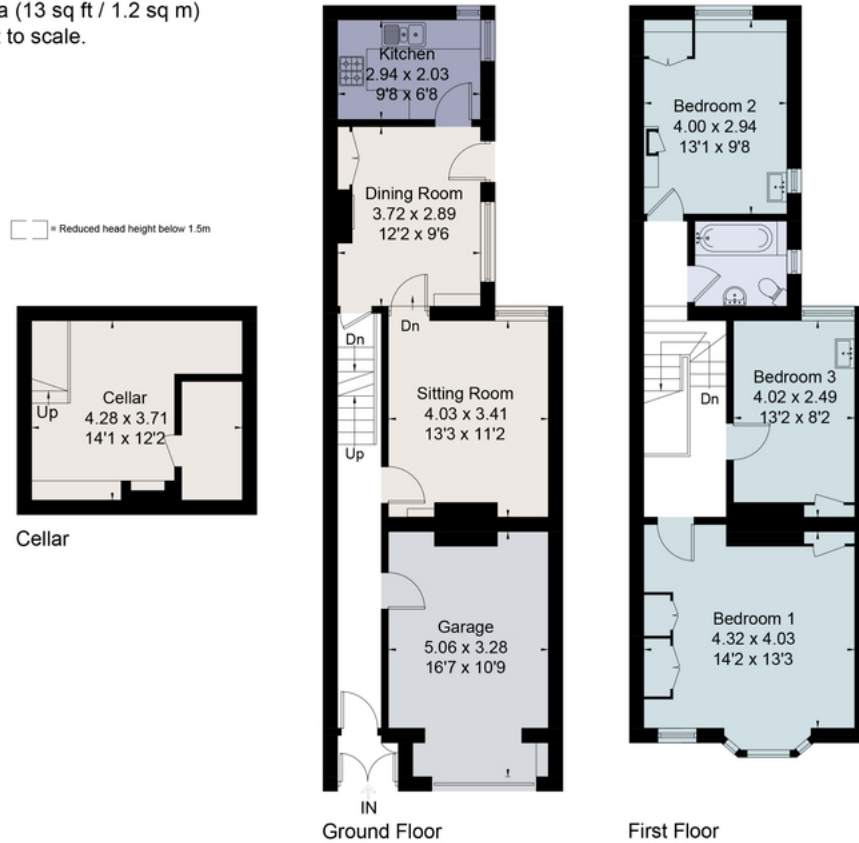
Garage = 174 sq ft / 16.2 sq m

Total = 1388 sq ft / 129.0 sq m /

Including Limited Use Area (13 sq ft / 1.2 sq m)

For identification only. Not to scale.

© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 295171

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22023061 Job ID: 157904 User initials: AD

