



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





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Gross internal area (approx) 1041 sq ft

Outbuildings 173 sq ft

Total 1388 sq ft

Savills Guildford

01483 796 800

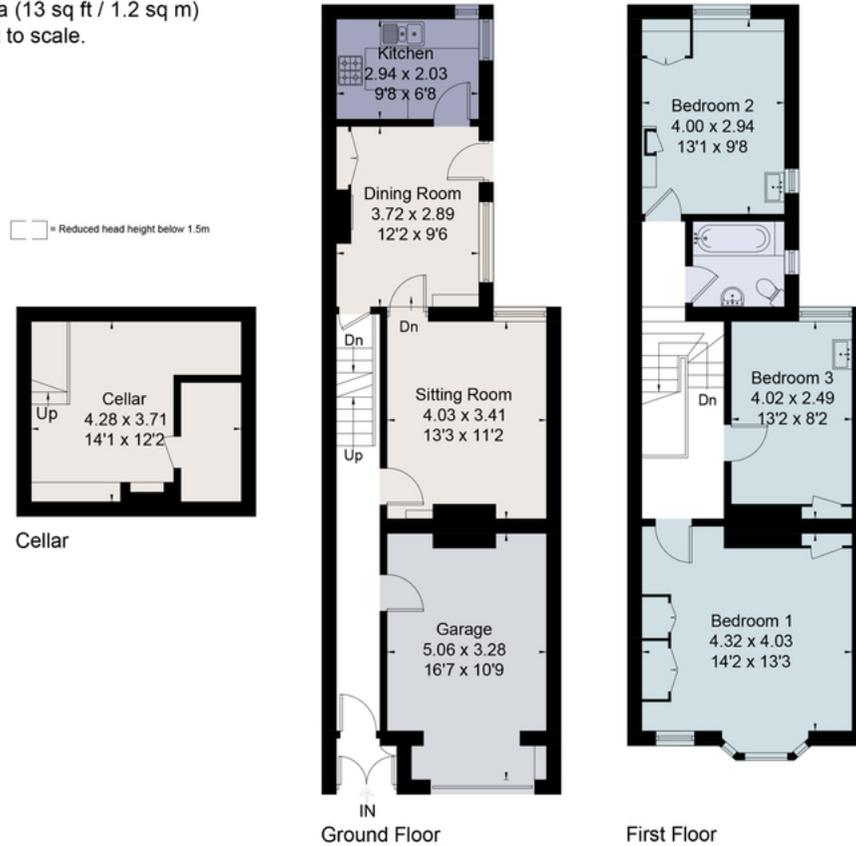
guildford@savills.com



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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.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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