



HILL CLEMENTS
SALES AND LETTINGS



PRICE GUIDE

£1,500,000

52, London Road
Guildford, GUI 2AL

A beautiful and rarely available Georgian town house with three-storey accommodation incorporating many features of its era, set in a tranquil walled garden within a conservation area in the centre of Guildford, close to the High Street and G-Live

PROPERTY SUMMARY

52 London Road is a fine attached three storey Georgian town house, the likes of which are very rare within Guildford town. Many features of its period remain and the accommodation has an air of elegance with well-proportioned rooms and an original staircase. There are four bedrooms and two bath/shower rooms on the first floor and a lovely reception hall with cloakroom, a fine sitting room, dining room, conservatory, kitchen and utility room on the ground floor. The lower ground floor comprises a family room with glazed doors to the front courtyard, a study with light well and an integral garage/workshop.







52 London Road is situated in a Conservation Area in the heart of Guildford and is therefore within a short walk of all the town's fantastic amenities, including the historic cobbled High Street and the many restaurants and bars. London Road station is almost on the doorstep and the main line station is easily accessible on foot. Stoke Park and The Spectrum Leisure Centre are also close by, as are the Downs. There are many sought after schools in the immediate vicinity, including Guildford High School. Tormead, The Royal Grammar School and its Prep School, and Holy Trinity Junior School. G-Live is very close by and the Yvonne Arnaud Theatre is at the bottom the town. Although so centrally located, the garden of 52 London Road is a walled haven of tranquility, facing south east it provides a delightful colourful and sunny setting.







Guildford High Street and Royal Grammar School - 0.3 mile

G-Live - 0.2 mile

London Road station - 150 metres

Guildford main line station - 1 mile

Guildford High School - 0.1 mile

Tormead - 0.5 mile

RGS Prep School - 0.4 mile



DIRECTIONS

From the roundabout at the top of Guildford High Street, take the London Road, passing G-Live and continue over the Waterden Road traffic lights. 52 London Road is then the fifth house on the right, just before Clendon Road.



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

LOCAL AUTHORITY

Guildford

TENURE

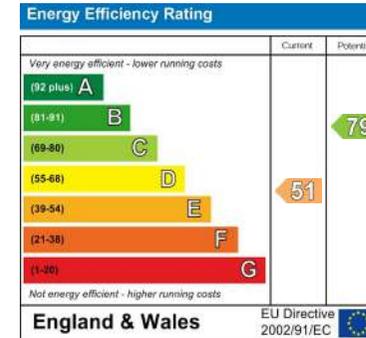
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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